

**ST. CLAIR TOWNSHIP
COUNCIL MINUTES
SESSION #14**

St. Clair Civic Centre
Council Chambers
September 4, 2007
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:

	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:

Adopt Minutes:

Council Meeting of August 13, 2007
Moore Museum of August 1, 2007

Business Arising from the Minutes:

DEPUTATIONS AND APPOINTMENTS:

7:15 p.m. – Tony Robbins – vendor’s license

7:30 p.m. – Public Meeting – Rezone NW corner St. Clair Blvd and Bentinck Dr. to R1-8

7:45 p.m. – Public Meeting – Zoning By-law Amendment - Accessory Uses

CORRESPONDENCE:

- a) John Burton – property standards
- b) London Health Sciences – lottery
- c) Achiel Kimpe – public hearing blocks “C & D” of Plan 600
- d) Mark Christopher – parking
- e) Tony Robbins – vendor’s permit
- f) St. Clair River Trail – tender results
- g) John McLeod – zoning by-law amendment – accessory uses

INFORMATION:

- 1.) St. Clair River Trail – July minutes
- 2.) Notice of public hearing – St. Clair Blvd. & Bentinck St. Subdivision
- 3.) Notice of public hearing – accessory buildings RS and Agricultural Residential zones
- 4.) Government of Ontario – rural broadband project
- 5.) Lambton Farm Safety – June minutes
- 6.) Sarnia Heavy Construction Association – invitation
- 7.) Peace Parks Across Canada
- 8.) 4-H Life Skills – thank you

DRAINS:

REPORTS OF COMMITTEES AND OFFICERS:

Committee of Adjustment-Decisions – A12 & A13/07 & B22 & B23/07

CO-ORDINATOR OF PLANNING AND DEPUTY CLERK

- County Planners Report – Block C & D of Plan 600 – St. Clair Blvd. & Bentinck St.
- County Planners Report – oversized accessory buildings – Residential Suburban and Agricultural Residential zones

PROPERTY STANDARDS OFFICERS REPORT:

- Bentinck Drive
- 1366 Wilkesport Line
- former Colborne Street School site

DIRECTOR OF EMERGENCY SERVICES:

Donation of surplus equipment to Brook/Alvinston – Inwood Fire Dept.

CLERK'S REPORT:

Handicap parking

CAO'S REPORT:

Christmas Lights on Hill Street

MOTIONS:

BY-LAWS:

- By-Law #53 of 2007 – Confirming By-law
- By-Law #54 of 2007 – Parking
- By-Law#55 of 2007 – Rezoning St. Clair Blvd and Bentinck St. Subdivision
- By-Law #56 of 2007 – Zoning Amendment – Accessory Buildings

COUNCILLORS REPORTS:

UNFINISHED BUSINESS:

NEW BUSINESS:

UPCOMING MEETINGS:

- Committee of the Whole – Wednesday, September 12, 2007 ~ 2:00pm
- Regular Council – Monday, September 17, 2007 ~ 7:00pm
- Special Finance & Administration – Budget Thursday September 20, 2007 ~ 9:00am

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:

None declared.

MINUTES:

Council proceeded to review the minutes as listed on the agenda.

Moved by S. Miller

Seconded by P. Carswell

Motion #1 That the minutes of the Council meeting of August 13, 2007 – Session #13 be adopted as printed and circulated:

That the minutes of the Moore Museum Committee meeting of August 1, 2007 be adopted as printed and circulated.

CARRIED

CORRESPONDENCE:

Council proceed to review the letter of Mr. John Burton regarding possible property standards issues on property adjacent to 166 Beckwith Street. In consideration of Mr. Burton's letter, Council also referred to the report of the Property Standards officer that contained information regarding the property. The Property Standards Officer advised that she did, in fact, examine the property and notwithstanding a few wooden crates on the subject property, there were several mature trees with branches overhanging the lot line which were not regulated by the property standards by-law. Several residents of 166 Beckwith Street were present and asked to address council on the issue.

Ms. Judy Laforest advised that the trees and the under brush on the adjacent property is impeding the river view of many of the condominium units. Deputy Mayor Gilliland advised that he has discussed the issue with Mr. Burton who was of the opinion that in high winds the tree branches are close enough to the condominium building as to brush against its side.

Marg Stacey, a resident of 166 Beckwith Street also stated her opinions on the issue of the trees and the impaired visibility. At the conclusion of the discussion, council instructed the Clerk to research Township By-laws to see if there is in fact, a By-law that addresses the situation raised by Mr. Burton and other residents of 166 Beckwith Street.

DEPUTATIONS AND APPOINTMENTS:

At the appointed time, council welcomed Mr. Tony Robbins, present to request a vendor's permit for the parking lot at the Daisy Mart variety store in Courtright for the location of a food vending truck. Mr. Robbins stated that his proposal was to be open on a year round basis and that the menu from a typical chip truck would be extended to more variety and menu choices. Several members of council suggested Mr. Robbins obtain a letter of support from the adjacent residential neighbor and the existing plaza tenants. At the conclusion of the discussion;

Moved by P. Carswell

Seconded by J. Agar

Motion # 2

That the Clerk be authorized to issue a vendor's permit for Mr. Tony Robbins to locate a food concession vehicle at the parking lot of the Daisy Mart variety store on the St. Clair Parkway in Courtright for a one year term subject to the existing licensing policy

CARRIED

Mr. Peter Cassels and Mr. Dave Cram, representing the St. Clair River Trail were present to discuss with council the recent tender results for the construction of the St. Clair River Trail on the St. Clair Parkway on property adjacent to the Lambton Generating Station and the portion of the trail known as the Dedecker Link, from Sombra village to Branton-Cundick Park. Mr. Cram advised that the tender for the portion of the trail adjacent to OPG is approximately \$103, 000.00 compared to \$100,000.00 budget estimate. However, the Dedecker Link tender was \$232, 700.00 compared to a \$160, 000.00 budget estimate. Mr. Cram feels that the change of the location of the trail from the east side of the Parkway to the west side has contributed to the additional cost, but however, he feels with the agreement of Township staff that the trail specifications can be modified somewhat to allow its development within the budgeted amount. Councillor Randell stated his opinion that the St. Clair Region Conservation Authority should be consulted regarding the

condition of the shoreline protection in this area to assure the trail would not be constructed in close proximity to the shoreline protection that may be reconstructed within a few years. At the conclusion of the discussion Mr. Cram and other representatives of the St. Clair River Trail were invited to attend the Wednesday September 12, 2007 meeting of the Public Works Committee.

Moved by S. Miller

Seconded by P. Gilliland

Motion #3

Council approved the tender of Sarnia Paving Stone in the amount of \$103,652.00 for the completion of that portion of the St. Clair River Trail on property adjacent to the Lambton Generating Station.

CARRIED

At the appointed time Mayor Arnold called to order the public meeting called to consider the proposed rezoning of property at the Northwest corner of St. Clair Boulevard and Bentinck Street in Corunna. Mayor Arnold explained to those present the process that would be followed at this public hearing and that anyone wishing to speak in favor of or in opposition to the proposal would be allowed an opportunity to do so. Mayor Arnold then called upon Barry Uitvlugt of the Lambton County Planning Department, who presented his planning merit report on the subject rezoning dated August 15, 2007. In conclusion, Mr. Uitvlugt is recommending that Council pass the draft zoning by-law amendment on its planning merits. The Mayor then called upon those in attendance to state their support or opposition to the proposal. Deputy Mayor Gilliland questioned Mr. Uitvlugt as to the extent of the barrier wall proposed in the draft. Mr. Uitvlugt advised that the barrier wall would extend along St. Clair Boulevard and only on a relatively short portion of Bentinck Street, north of the St. Clair Blvd. intersection. Some in attendance felt that the barrier wall should be extended further to the north. Mr. Uitvlugt also pointed out to Council and the area residents would have further opportunity for input of opinion during the subdivision process conducted by the County of Lambton.

Graham Ridley:

Mr. Ridley identified himself as an area property owner and questioned what type of material the sound barrier would be constructed with. Mr. Kurt Blaydon, of T.W. Gray consulting engineers for the developer, stated that it is currently proposed that the sound barrier would be constructed by way of a wooden fence as one option, but final decision has not been made as to the exact construction method.

Gary Smith:

Mr. Smith questioned the planning merits of having 2 brick walls, one on the south side of St. Clair Blvd. adjacent to the Paddock Green Subdivision and one on the north side for the proposed new subdivision.

Larry Heath:

Mr. Heath identified himself as an owner of property on Bentinck Street and stated that he preferred the idea of 2 complimentary brick walls both on the north and south side of St. Clair Blvd.

Hugh Devin:

Mr. Devin identified himself as an owner on Parkdale Crescent and questioned if the public would have input at the subdivision approval process. He did however state that he supports the rezoning proposal.

Danielle Cartier:

Ms. Cartier advised that she thinks that a walkway should be provided through the subdivision to Parkdale Park.

Curt Bladdon:

Mr. Bladdon advised on behalf of the developer that he is satisfied with the comments and recommendations contained in Mr. Uitvlugt's planning merit report.

Council acknowledged the correspondence from Mr. Kimpe, a resident of Parkdale Crescent, requesting consideration of a greenbelt between the proposed subdivision and the Parkdale Park. Hearing no further comments, Mayor Arnold declared the public meeting closed.

Moved by P. Brown

Seconded by S. Miller

Motion #4:

That By-Law Number 55 being a by-law to amend the Comprehensive Zoning By-law No. 17 of 2003 affecting the lands described as Plan 600, Blocks "C & D" (St. Clair Blvd and Bentinck St., Corunna) in the Township of St. Clair, to change the zone symbols from R3-h2 to R1-8, having been given the necessary three readings, be signed by the Mayor and Clerk, the Corporate seal affixed thereto and finally passed.

CARRIED

At the appointed time Mayor Arnold called to order the public meeting called to consider a rezoning proposal that would increase the size of permitted detached buildings in certain zones. Mayor Arnold explained to those present the format would be observed at this meeting and that anyone wishing to speak in support of or in opposition of the proposal would be given an opportunity to do so. Mayor Arnold then called upon Mr. Barry Uitvlugt, to present his planning merit report on the issue dated August 8, 2007. In conclusion, Mr. Uitvlugt recommended in his report that the current by-law be amended to provide for a maximum size provision for detached accessory buildings be increased to 90 sq. meters, approximately 1000 sq. feet as opposed to the current draft before council that allows an accessory building of up to approximately 1500 sq. feet. It was pointed out that the maximum height for such a building would be restricted to 5 meters. The Mayor then called upon those in attendance wishing to speak in support of or in opposition to the by-law an opportunity to do so.

Mr. Gary Smith, Mr. Jim Bullock, Mr. Eric Cartier, Mr. Bruce Atkins, Deb Brander, Ron Brander and Bruce Dramintzke spoke in favor of a by-law amendment to allow a detached accessory building of up to 1500 sq. feet. Mr. John Roesgen expressed his opinion that the maximum size should actually be extended to approximately 2000 sq. feet. At the conclusion of the discussion, and hearing no further comments, Mayor Arnold declared the public meeting closed.

Council reviewed the draft by-law #56 regarding detached and attached accessory buildings. The By-law as drafted, provided for certain site provisions such as maximum height of 5 meters, the total detached structure allowed to be no greater than approximately 1500 sq. feet.

Moved by P. Gilliland

Seconded by P. Carswell

Motion # 5:

That draft By-law #56 be amended to provide for site provisions as specified in draft by-law #56 with the maximum size of detached accessory buildings be increased to approximately 2000 sq. feet.

CARRIED

Moved by J. Agar

Seconded by D. Randell

Motion #6:

That By-law #56 being a by-law to amend the Comprehensive Zoning By-law No. 17 of 2003 affecting detached and attached accessory buildings in the Township of St. Clair as amended, having been given the necessary three readings, be signed by the Mayor and Clerk, the Corporate seal affixed thereto and finally passed.

CARRIED

Moved by D. Randell

Seconded by J. Agar

Motion #7:

That council consider the amendment of draft By-law #56 of 2007, to be minor to those as advertised and no amended notice is recommended.

CARRIED

CORRESPONDENCE CONTINUED:

Moved by P. Gilliland

Seconded by D. Randell

Motion # 8:

That permission be given to London Health Sciences foundation for the conduct of the Millionaire Lottery in St. Clair Township.

CARRIED

Moved by D. Randell

Seconded by J. Agar

Motion # 9:

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

- a. John Burton – property standards
Inst. – referred to staff
- b. London Health Sciences – lottery
Inst. – motion #8
- c. Achiel Kimpe – public hearing blocks “C & D” of Plan 600
Inst. – referred to public hearing
- d. Mark Christopher – parking
Inst. – By-law #54 of 2007
- e. Tony Robbins – vendor's permit
Inst. – motion # 2
- f. St. Clair River Trail – tender results
Inst. – referred to September 12, 2007 Committee of the Whole

CARRIED

Moved by D. Randell

Seconded by S. Miller

Motion # 10:

That application be made for members of council to be honorary members of the Sarnia Heavy Construction Association.

CARRIED

Council reviewed the communication regarding Peace Parks across Canada.

Moved by P. Carswell

Seconded by S. Miller

Motion # 11:

That the information received from Peace Parks Across Canada be tabled and referred to staff for further research.

CARRIED

REPORTS OF COMMITTEES AND OFFICERS:

Council reviewed the decisions of the Committee of Adjustment as listed on the agenda and offered no comment.

CO-ORDINATOR OF PLANNING AND DEPUTY CLERK:

Coordinator of Planning reports on the possible rezoning of Blocks “C & D” Plan 600 and planning merit report of accessory structures was referred to and discussed at the appropriate public hearing.

PROPERTY STANDARDS OFFICERS REPORT:

Council reviewed the Property Standards Officer's report on the property standards issue at Bentinck Drive, 1366 Wilkesport Line and the former Colborne Street school site. Property Standards Officer reported that the appropriate property improvement has been made at 1366 Wilkesport Line, no further action is required.

Moved by P. Gilliland

Seconded by J. Agar

Motion # 12:

That relative to the property standards order issued relative to property as the end of Bentinck Street in Corunna, the owner be required to level the pile throughout the vacant property subject to the scrutiny of the Engineer's Department relative to possible adverse impacts on drainage, if the outstanding order is not complied with.

CARRIED

Moved by J. Agar

Seconded by P. Gilliland

Motion # 13:

The Property Standards Officer be given the authority to take the appropriate action if the outstanding property standards order relative to the property know as the former Colborne Street school is not completed by the prescribed deadline.

CARRIED

Council asked the Property Standards Officer to double check the status of the property known as 219 Cameron Street for order compliance.

DIRECTOR OF EMERGENCY SERVICES:

Council reviewed Chief Dewhirst's report and recommendation to donate surplus equipment to the Brooke-Alvinston-Inwood fire department.

Moved by S. Miller

Seconded by P. Brown

Motion # 14:

That the Fire Chief's recommendation to donate surplus auto extrication equipment to the Brooke-Alvinston-Inwood fire department be accepted and approved.

CARRIED

CLERK'S REPORT:

Moved by P. Gilliland

Seconded by P. Carswell

Motion # 15:

That the Clerk's report on handicapped parking be received for information.

CARRIED

CHIEF ADMINISTRATIVE OFFICER'S REPORT:

Council reviewed Mr. Rodey's report on a request received for assistance to expand power outlets on 12 poles on Hill Street to allow an expanded Christmas decoration program. Costs to install the additional hydro services is approximately \$1200-\$1700.

Moved by P. Brown

Seconded by P. Gilliland

Motion # 16:

That funds be made available from the operating surplus reserve to provide for the extension of hydro power services on Hill Street at an approximate cost of \$1200-\$1700 to facilitate the expansion of the Corunna Christmas decoration program.

CARRIED

BY-LAWS:

Moved by P. Carswell

Seconded by P. Brown

Motion # 17:

That By-law Number 53 of 2007, the By-law for the Township of St. Clair to confirm the resolutions and motions of St. Clair Township which were adopted up to and including the September 4th, 2007 Council meeting, having been given the necessary three readings, be signed by the Mayor and Clerk, the Corporate seal affixed thereto and finally passed.

CARRIED

Moved by D. Randell

Seconded by J. Agar

Motion # 18:

That By-law Number 54 being a by-law to establish a handicap parking space on the boat ramp/docking facility at the West end of Hill Street, Corunna for 2007 for the Municipality of the Corporation of the 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 attending the recent AMO conference in Ottawa and briefed Council on the meeting he and Deputy Mayor Gilliland had with Ministry of Natural Resources regarding provincial grant funding for Guthrie Park shoreline protection. He also reminded Council of the upcoming Southwest conference hosted by the Ministry of Municipal Affairs and Housing scheduled for November 9, 2007 and suggested nomination of Councillor Miller for a long term service award.

Pat Carswell-Alexander

Councillor Carswell had comments from rate payers regarding the weekend activity in Sombra relative to ferry traffic. Ferry traffic flow has improved over the last several weekends. The traffic was particularly heavy on Labor Day. Also Councillor Carswell questioned the possible tour of wetland sanitary sewer facilities. It was pointed out that the consultant has advised that there are no facilities in place currently that would be comparable to the facility required for St. Clair Township. Also Councillor Carswell suggested consideration for placement of "Welcome to St. Clair Township" signs at appropriate locations entering the municipality. Also Councillor Carswell briefed Council on the recent auto extrication competition in Indianapolis. Council also advised of the tragedy of the event in which a Burlington firefighter passed away. Councillor Carswell suggested that an appropriate message be sent on behalf of the Municipality to the City of Burlington fire services.

Pat Brown

Councillor Brown that he too attend the recent AMO conference and brought back information on the Hydro One funding to community services, information on blue box recycling and rural mail box locations that was referred to staff.

Steve Arnold

Mayor Arnold requested staff to prepare a follow up letter to MPP Pat Davidson regarding rural mail boxes. Also the Mayor expressed at the meeting the success the Township delegation had in its lobbying efforts at the recent AMO conference and that last week \$350,000.00 in Ministry of Natural Resources funding was announced for the Guthrie Park remediation work. Also the Cruickshank Centre received increase in its base funding. The Mayor felt that these projects were funded through the efforts of local MPP Caroline DiCocco. The Mayor also led council into discussion of the recent presentation by CityMedia regarding Township promotion and commercial and economic development. Discussion of this item was referred to the September 12 meeting of the Finance and Administration committee. The CAO advised of the need for an in-camera session to discuss a personnel issue. Council directed that this in-camera session be held at the September 12th meeting of the Committee of the Whole. Also council discussed the employee appreciation day and service awards ceremony for 11 am on September 12 at the St. Clair Parkway golf course.

ADJOURNMENT:

Moved by S. Miller
That the meeting do hereby adjourn.

Seconded by d. Randell

CARRIED

The meeting adjourned at 10:00 p.m.

MAYOR

CLERK