

**ST. CLAIR TOWNSHIP
COUNCIL MINUTES
SESSION # 21**

St. Clair Civic Centre
Council Chambers
November 26, 2007
6:00 p.m.

At the call of the Mayor to consider the application to rezone property known as 224 Holt Line West, geographic Township of Sombra submitted by Chinook Global Ltd.

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

AGENDA:

6:00pm Call to order

Declaration of Conflict of Interest

Review of Planners report

6:45pm Adjournment

The Mayor called the meeting to order at 6:00 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.

The Mayor explained to those in attendance that this meeting was not a continuation of the public hearing held November 19, 2007 to consider the application for zoning submitted by Chinook Global, but rather a public meeting of Council to allow interested rate payers the opportunity to hear the discussion and dialogue of Council in further consideration of the planning issue particularly relative to the planning report on the issue filed by Mr. Jeff Baranek of the Lambton County Planning Department dated November 26, 2007. The Mayor then called upon Mr. Baranek, who presented his report. Mr. Baranek provided a brief background on the history of the application which basically results from a condition of a recent consent of the Committee of Adjustment that would create a parcel approximately 5560 sq. m. at the extreme south east corner of the Chinook Global property intended to be sold for the establishment of contractor's yard. In his report, Mr. Baranek identified three possible scenarios and in each of the three scenarios, the property subject to the consent with the proposed use as a contractor's yard had a recommended zoning of M2 to allow that particular use. For the remnant parcel, Mr. Baranek reviewed the option as applied for by Chinook that would create an M3-4 zone on the remnant property or as suggested and recommended in Mr. Baranek's planning report considered by the public hearing held on November 19, 2007 was to create an M6 zone on the remnant property.

Mr. Baranek pointed out that the provisions of an M6 zone are very similar to those of an M2 zone. Mr. Baranek also considered the creation of an M1 zone on the remnant property. Mayor Arnold thanked Mr. Baranek for his presentation.

Moved by P. Gilliland

Seconded by D. Randell

Motion #1 That Motion #12 from the November 19, 2007 minutes tabling further consideration of the application to rezone the property known as 224 West Holt Line submitted on behalf of Chinook global Ltd. pending further information and clarification be lifted from the table.

CARRIED

Mr. Baranek responded to several questions posed by members of Council such as the possible upsizing of the parcel supposed to be conveyed by Chinook for the establishment of a contractor's yard and the review of the permitted uses in the M6 zone.

Moved by P. Carswell

Seconded by P. Gilliland

Motion #2 That the portion of the Chinook Global property that was subject to the recent decision of the St. Clair Township Committee of Adjustment affecting the southeast corner of the subject property proposed to be used for the establishment of a contractor's yard be zoned as M2-1 to recognize an industrial usage with the exception to be included to recognize the fact that the parcel is undersized notwithstanding the provisions of the Township's Official Plan.

CARRIED

Moved by D. Randell

Seconded by S. Miller

Motion #3 That the remnant parcel located at 224 Holt Line West subject to the application for rezoning submitted by Chinook Global Ltd. be rezoned as M6.

DEFEATED

Moved by P. Carswell

Seconded by S. Miller

Motion #4 That the remnant parcel of the property known municipally as 224 Holt Line West relative to the application for rezoning submitted by Chinook Global Ltd., and taking into consideration the parcel at the southeast corner that was subject to a the decision of the ST. Clair Township Committee of Adjustment, be zoned as M1.

CARRIED

Moved by P. Gilliland

Seconded by D. Randell

Motion #5 That By-law #68 of 2007 being a by-law to rezone a property known as 224 Holt Line West described as Part Lot 1 and 2 RP25R6569 Part Lot C, Con. 10 geographic township of Sombra, Township of St. Clair be read the required number of times and be finally passed, signed and sealed.

CARRIED

Moved by P. Carswell

Seconded by D. Randell

Motion #6 That the meeting do hereby adjourn.

CARRIED

The meeting adjourned at 6:30 p.m.

MAYOR

CLERK