

**ST. CLAIR TOWNSHIP
COUNCIL MINUTES
SESSION #18**

St. Clair Civic Centre
Council Chambers
September 22, 2008
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 September 8, 2008, Session #17
Moore Museum of September 3, 2008
Committee of the Whole of September 15, 2008

Business Arising from the Minutes:

DEPUTATIONS AND APPOINTMENTS:

7:00 pm Jane Marsh – Moore Foundation
7:30 pm Chris Palocz - Rezoning
7:45 p.m. John Dawson – Amended site plan exemption for paving parking lot (Brigden)

CORRESPONDENCE:

- a) AMO/MMAH – 2008 Ontario Western Conference
- b) Moore Agricultural Society – request

INFORMATION:

- 1) City of Orillia – Coal Generation
- 2) D. Brian Donovan – 1188 Kimball Road rezoning
- 3) Corunna Community Policing – September 2 minutes
- 4) SCRCA – Guthrie Park – August 8 minutes
- 5) AMO – Building Canada Fund
- 6) AMO – One Funds information session
- 7) AMO – Town Hall services
- 8) J. Waybrant – JOOI Friendship Club – request
- 9) Jeff Baranek – Planning reports ~ Chris Palocz - rezoning
~ Removal of holding symbol – Durco
Subdivision

- 10) T.W.Gray – St. Clair Mechanical – John Dawson
- 11) County of Lambton – Council Highlights
- 12) U.W.O. Research Park – New facility

DRAINS:

By-law #10 of 2008 – Chapple Drain – amending
By-law #11 of 2008 – Noble Drain - amending
By-law #12 of 2008 – Shaw Drain - amending

REPORTS OF COMMITTEES AND OFFICERS:

DIRECTOR OF PUBLIC WORKS AND OPERATIONS:

Sewer capacity – Durco Subdivision

GENERAL MANAGER – GOLF COURSE:

2009 Fees

DEPUTY CLERK/COORDINATOR OF PLANNING:

St. Clair Mechanical report

CLERK'S REPORT:

CAO'S REPORT:

In-camera - property and personnel

MOTIONS:

BY-LAWS:

By-law #61 of 2009 – Removal of holding symbol – Durco Subdivision 3rd
reading
By-law #62 of 2008 – Port Lambton parking regulation
By-law #63 of 2008 – Fire Department appointment
By-law #64 of 2008 - Rezoning C. Palocz

COUNCILLORS REPORTS:

UNFINISHED BUSINESS:

Citymedia – Latest version of Strategic Plan

NEW BUSINESS:

UPCOMING MEETINGS:

Regular Council Monday October 6, 2008 – 7pm
Committee of the Whole – Monday October 20, 2008 – 6pm
Special Meeting of Council, Monday October 20, 2008 following Committee meeting
Special Council Meeting, Thursday October 23, 2008 – Capital Budget presentation (?pm)

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 Gilliland declared a conflict of interest as a member of the St. Clair Parkway Golf Course and left the meeting during the discussion of the General Manager's report on proposed 2009 golfing fees.

MINUTES:

Council proceeded to review the minutes as listed on the agenda. In review of the minutes Councillor Brown asked for a status report on the development of the Bickford Oak Woods from the Ministry of Natural Resources. Also Mayor Arnold felt the report on the portion of the meeting dealing with rural high speed internet did not accurately reflect Council's displeasure of the fact that the service promised was not the service delivered.

Moved by P. Gilliland

Seconded by P. Brown

Motion #1: That the minutes of the Council meeting of September 8, 2008 – Session #17 be adopted as printed and circulated.

CARRIED

Moved by S. Miller

Seconded by D. Randell

Motion #2: That the minutes of the Moore Museum Board of September 3, 2008 be adopted as printed.

CARRIED

Moved by D. Randell

Seconded by P. Carswell-Alexander

Motion #3: That the minutes of the Finance and Administration Committee meeting held September 15, 2008 be adopted as printed.

CARRIED

In discussion of the Public Works and Operations and Engineering Committee minutes, there was an error in Motion #3 that the closing date for the re-issue of the RFP for the Stanley Line Bridge project should be September 30th.

Moved by S. Arnold

Seconded by S. Miller

Motion #4: That the minutes of the Public Works, Operation and Engineering Committee meeting held September 15, 2008 be adopted as corrected.

CARRIED

In discussion of the Committee meeting, Council asked staff to investigate the re-establishment of the rumble strips on the Brigden Road at the intersection of Petrolia Line.

At the appointed time, Council welcomed Jane Marsh, chairperson of the Moore Recreation and Community Foundation, present together with representatives of various recipients for grant funding from the Foundation. Mrs. Marsh advised that those in attendance that the Foundation was established by Moore Township Council in 1990 under the leadership of Reeve Charlie Nisbett. Currently the Foundation has approximately \$65,000.00 from which they annually make grants equivalent to the interest earned the previous year. The fund is intended to provide improved quality of life for citizens in St. Clair Township. The recipients for 2008 were as follows:

Optimist Club of Moore	\$1000 to assist in the establishment of a splash pad in Corunna
Moore Museum	\$2000 for the General Store project and the Heritage Village
Moore Optimist Club	\$500 to assist in the rebuilding of the skateboard park in Brigden
Moore Agricultural Society	\$500 to assist in the improvement of the educational display for agriculture in the classroom

At the conclusion of the presentation, Mayor Arnold, on behalf of Council, thanked Mrs. Marsh for her presentation and congratulated all the funding recipients.

CORRESPONDENCE:

Council discussed the communication received regarding the November 7th, 2008 Southwest Conference co-sponsored by AMO/Ministry of Municipal Affairs & Housing. It was pointed out that Councillor Steve Miller will receive a long service award at this conference. The Mayor requested that any member of Council interested to attend this conference, to advise the Clerk. Councillor Randell also invited members of Council to attend on November 7th, the Wilkesport Community Center volunteer appreciation night. Council reviewed the request received from the Moore Agricultural Society for the donation of a flag pole by the Municipality to be installed at the Brigden Fair Grounds.

Moved by P. Gilliland

Seconded by J. Agar

Motion #5: That the Township donate and install a flag pole at the Brigden Fair Grounds as requested by the Moore Agricultural Society at an estimated cost of approximately \$1200 plus installation.

CARRIED

INFORMATION:

Moved by S. Miller

Seconded by P. Gilliland

Motion #6: That the resolution of the City or Orillia supporting coal fired electric generation, be endorsed and supported.

CARRIED

Council reviewed the communication received from Brian Donovan representing the potential purchaser of the property known as 1188 Kimball Road. Council was advised that Mr. Donovan has withdrawn his request to appeal Council's decision and advised that his client would appeal Council's decision to the Ontario Municipal Board.

Moved by J. Agar

Seconded by D. Randell

Motion #7: That the following correspondence be received and dealt with as per Council's instructions as noted:

- a. AMO/MMAH – 2008 Western Conference
Inst. Received as information
- b. Moore Agricultural Society - request
Inst. See Motion #5

Mayor Arnold called to order the public meeting called to consider the application to rezone property known as 419 Ward Line, north Part of Lot 5, Concession 7, geographic Township of Sombra, Township of St. Clair. The property in question is owned by Mr. Chris Palocz. The Mayor then called upon Mr. Jeff Baranek to present his planner's report. In his report Mr. Baranek said that the rezoning is required as a condition of consent granted in October of 2007 to sever a surplus dwelling unit through a farm consolidation. The rezoning proposed is to rezone the remnant property A-1ND to prohibit a residential dwelling unit to be constructed and the residential property to be rezoned A1R3 being a non farm related dwelling in an agricultural area. At the conclusion of Mr. Baranek's questions, the Mayor called for anyone who wished to speak either in support or in opposition to the proposal. No comments were received. The Mayor declared the public hearing closed.

Moved by S. Miller

Seconded by P. Carswell-Alexander

Motion #8: That By-law #64 of 2008 being a by-law to rezone property known as the north Part of Lot 5, Concession 7, geographic Township of Sombra, Township of St. Clair known municipally as 419 Ward Line, be given the necessary readings and be signed by Mayor and Clerk and the corporate seal affixed to and finally passed.

CARRIED

DRAINS:

Moved by P. Brown

Seconded by P. Carswell-Alexander

Motion #9: That Drainage By-law #10 of 2008, being a by-law to raise the sum of \$11,219.46 being money expended out of the General Funds of the Township of St. Clair for the maintenance to the Chapple Drain be given the necessary readings and be signed by the Mayor and Clerk, and the Corporate seal affixed thereto and finally passed.

CARRIED

Moved by D. Randell

Seconded by J. Agar

Motion #10: That Drainage By-law #11 of 2008, being a by-law to raise the sum of \$7,286.88 being money expended out of the General Funds of the Township of St. Clair for the maintenance to the Noble Drain be given the necessary readings and be signed by the Mayor and Clerk, and the Corporate Seal affixed thereto and finally passed.

CARRIED

Moved by P. Carswell-Alexander

Seconded by S. Miller

Motion #11: That Drainage By-law #12 of 2008, being a by-law to raise the sum of \$9,261.26 being money expended out of the General Funds of the Township of St. Clair for the maintenance to the Shaw Drain be given the necessary readings and be signed by the Mayor and Clerk, and the Corporate Seal affixed thereto and finally passed.

CARRIED

REPORTS OF COMMITTEES AND OFFICERS:

DIRECTOR OF PUBLIC WORKS AND OPERATIONS:

Moved by J. Agar

Seconded by D. Randell

Motion #12: That the Director of Public Works, Operations and Engineering's report dated September 17, 2008 recommending that the flow from the proposed Durco residential development east of Brooktree Drive and north of Hill Street be accepted.

CARRIED

GENERAL MANAGER, GOLF COURSE:

Council reviewed Mr. Lafontaine's report on possible fees for the 2009 golfing season. Deputy Mayor Gilliland, as a member of the St. Clair Parkway Golf Course declared a conflict of interest and left the meeting. Councillor Carswell questioned the elimination of a customary fee for unlimited golf cart usage with a proposal to replace the program with a golf cart pass for ten rounds at a cost of \$110. A motion by Councillor Carswell-Alexander to table the General Manager's report for further information and a comparison of the proposed new rates to the current 2008 rates did not get a seconder and failed.

Moved by P. Brown

Seconded by S. Miller

Motion #13: That the proposed 2009 golf course fees as recommended in the general manager's report dated September 17th, 2008 be accepted and approved.

CARRIED

Deputy Mayor Gilliland returned to his seat.

Mr. John Dawson was present to discuss with Council his request relative to his proposed building expansion for his St. Clair Mechanical business in Brigden. Council reviewed the Deputy Clerk/Coordinator of Planning report on the issue dated September 26, 2008. The CAO explained to the meeting that the request is actually in three parts. The first request being Council's authority to waive the requirement for paving on the subject site, the

continued use of two modular offices on site and the issuance of a conditional building permit to allow for the timely commencement of the foundation work. Prior to the discussion on the issue, Deputy Mayor Gilliland expressed his disappointment at the perceived haste of this request and the point that Council has not had time to thoughtfully consider its request and implications. After considerable discussion, it was;

Moved by P. Carswell-Alexander

Seconded by J. Agar

Motion #14: That Council approve the request to waive the paving requirement for the ST. Clair Mechanical facility in Brigden for an additional five years and that approval be given for the issuance of a conditional building permit subject to the provisions of the Ontario Building Code Act and in for the foundation work on site prior to the execution of the required site plan agreement.

CARRIED

Council then discussed the issue of the two temporary trailers on site being used as an office facility. Council discussed a possible security deposit for the trailers to assure their removal after the expiration of a five year period and also the requirement as cited by the County Chief Building Official for the trailers to be connected to a suitable sanitary disposal system. Mr. Dawson explained that only one trailer has washroom facilities and connection to the existing sanitary disposal on site would be difficult do to the trailer's location.

Moved by P. Carswell-Alexander

Seconded by S. Miller

Motion #15: That the issue of the trailers on site at the St. Clair Mechanical facility in Brigden be tabled pending further information as to sewage disposal to be provided by the County Chief Building Official.

CARRIED

Council requested Mr. Jeff Baranek to communicate with the County Chief Building Official things that Council needed from the County to assist in further consideration of the issue of the temporary trailers. Council also requested information from Mr. Dawson as to his current sewage pumping protocols. Also in response to staff questions, Council advised that they would not require any financial security in the site plan agreement to assure that the site paving is done within five years.

Council briefly discussed with Mr. Baranek, the proposed lifting of the holding symbol for the Durco subdivision in Corunna.

Moved by S. Miller

Seconded by P. Carswell-Alexander

Motion #16: That By-law #61 of 2008 being a by-law to remove a holding symbol pursuant to Section 36 of the Planning Act R.S.O. 1990 as amended be read the third time and be finally passed, signed and sealed.

CARRIED

Council discussed in general terms with Mr. Baranek things Council would like to see incorporated in future subdivision agreements, such as the owner's requirement to keep the property in a neat and tidy condition and possible security deposits to ensure such maintenance. Also Council felt that in the future, stockpiles of excavated material should not be permitted to remain on site and security should be required for recovery of the costs of extraordinary road maintenance occasioned by the construction on site.

BY-LAWS:

Moved by S. Miller

Seconded by P. Brown

Motion #17: That By-law #62 of 2008, the by-law for the Township of St. Clair to regulate vehicular parking and authorize the placement of appropriate signs, 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 J. Agar

Seconded by P. Gilliland

Motion #18: That By-law #63 of 2008, being a by-law to appoint a Deputy Chief be given the necessary three readings, be signed by the Mayor and Clerk, the Corporate seal affixed thereto and finally passed.

CARRIED

COUNCILLORS REPORTS:

Jeff Agar

In response to Councillor Agar's question, the Clerk advised that the letter of opinion regarding the ownership of the laneway to the cemetery through the Little property has not as yet been forwarded to Mr. Little. Mr. Little also provided Councillor Agar with a contact known as the American Association of Railroads which he has used in the past as a mechanism to persuade CSX to improve various rail crossings.

Darrell Randell

Councillor Randell provided to Council information he received at the recent AMO conference regarding the Great Lakes and St. Lawrence cities initiative relative to the Great Lakes basin. Councillor Randell suggested after members of Council review the information in the package to be provided by the Clerk, Council may wish to consider joining this group.

Pete Gilliland

Deputy Mayor Gilliland asked Council to investigate and contact the CSX regarding the Hill Street rail crossing that is in need of repair. Councillor Gilliland also questioned staff as to the response to Mr. Bob Drummond regarding future plans to improve Beresford Street in Corunna, particularly drainage by way of curbs and gutters. The Deputy Mayor also attended the recent Moore Museum craft sale and attended a meeting today of Tourism Sarnia-Lambton called to discuss the TSL request for additional County funding.

Steve Miller

Councillor Miller attended the recent St. Clair Region Conservation Authority tour and meeting and advised Council that the Port Lambton Community Hall siding and insulation project has been completed.

Pat Carswell-Alexander

Councillor Carswell-Alexander asked staff to contact the appropriate person regarding the replacement of the Highway #40 directional sign on the Bentpath Line at the Highway #40 intersection. Also the Councillor advised of a concern received from Mr. Jim Elliott regarding the unsatisfactory drain repair near the Elliott property east of Plank Road. Also Council was advised of compliments received from Laverne and Mrs. Ray regarding the Township's efforts to improve the Waubano Road. Councillor Carswell Alexander led Council in the discussion of the location of the berms for the greenhouse site of the Terra property. Councillor Carswell-Alexander stated in her opinion, she thought the berms were going to be re-located. Mr. Rodey advised that the appropriate staff has looked at the berms relative to the drainage and staff feels that the existing drain is adequate and that the berms are strategically placed to divert the majority of the water coming from the east into the roadside swale.

Pat Brown

Councillor Brown advised that he is selling tickets for the Sombra Historical Society fundraiser and as well, he is attending a Clean Harbors Community meeting tomorrow evening.

Steve Arnold

Mayor Arnold questioned staff as to the date of this year's staff appreciation and awards presentation ceremony. The Mayor asked Council and staff to give thought to possible change of venue for the event in 2009. Mr. Rodey advised that this year's event would be planned for early October. Staff was also to investigate and contact the Ministry of the Environment regarding a stock pile of tires on the Oil Springs Line, east of the St. Clair Parkway. The Mayor attended a recent meeting of the Sarnia Heavy Construction Association and advised Council that he was the chair of the newly established County Administration Review Committee and asked members of Council and Staff to provide comments either positive or negative as to opinions relative to the County management system for consideration by the Committee. The Mayor attended a recent LAWSS meeting, the physician recruitment social evening and the St. Clair Region Conservation Authority tour and meeting. He also briefly discussed the flooding issue south of Courtright and the opti-solar solar farm proposal.

UNFINISHED BUSINESS:

Council reviewed with staff the current latest version of the Township's strategic plan prepared by Citymedia. Council expressed some disappointment that the document was not more comprehensive and focused and thought perhaps the author may consider the inclusion of a spreadsheet as an appendix summarizing projects identified in the surveys received from the public. In discussion of one of the items from the strategic plan, Council discussed possible signage improvements in the municipality such as a directory sign to be located at Polymore Drive and Hill Street listing the business that occupy the business part and as well, directional signing on Highway #40 directing traffic to sites such as Nova Corunna, Nova Moore, Suncor Ethanol and OPG. Council reviewed the upcoming meetings as listed on the agenda. Council identified a conflict with the Thursday October 23rd budget presentation meeting. Council directed that the budget presentation be made at the Finance and Administration Committee on Monday October 20th, 2008, with the meeting to commence at 5:00pm.

Moved by S. Miller

Seconded by D. Randell

Motion #19: That an in-camera meeting be called to discuss a property and personnel issue.

CARRIED

The meeting returned to order

Moved by S. Miller

Seconded by P. Brown

Motion #20: That staff be authorized to continue negotiations with an industrial park business owner as directed by Council at the in-camera session and that the Mayor and Clerk be authorized to sign on behalf of the Township, any agreement required as a result of these negotiations.

CARRIED

ADJOURNMENT:

Moved by D. Randell

Seconded by S. Miller

That the meeting do hereby adjourn.

CARRIED

The meeting adjourned at 9:20 p.m.

MAYOR

CLERK