

**ST. CLAIR TOWNSHIP  
COUNCIL MINUTES  
SESSION #20**

St. Clair Civic Centre  
Council Chambers  
October 20, 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 October 6, 2008 Session #19  
Moore Museum of October 1, 2008

**Business Arising from the Minutes:**

**DEPUTATIONS AND APPOINTMENTS:**

7:30 p.m. – Rezoning Glen and Jennifer Curts – 2369 Waterworks Road  
7:45 p.m. - Fred Strickland-Moore Optimist Club- Corunna splash pad  
8:00 p.m. – Terry Gray – “St. Joseph’s School” proposed subdivision

**CORRESPONDENCE:**

**INFORMATION:**

1. Lambton County – Council highlights
2. Brigden Public School – Thank you
3. St. Clair River Trail – September 24 minutes
4. County of Lambton – Infrastructure report
5. Jeff Baranek – Planning report for 2369 Waterworks Road
6. Barry Uitvlugt – Planning report for “St. Joseph School” proposed subdivision
7. Barry Uitvlugt – Planning report for Wind Turbines

**DRAINS:**

By-law #19 of 2008 – McIntosh Drain actual by-law

**REPORTS OF COMMITTEES AND OFFICERS:**

**COORDINATOR OF PLANNING REPORT:**

Enbridge Gas – 3595 Tecumseh Rd. – Site Plan Control Agreement

Council Meeting Minutes  
October 20, 2008

**CLERK'S REPORT:**

**CAO'S REPORT:**

Property & legal – in camera

**MOTIONS:**

**BY-LAWS:**

By-law 68 of 2008 – Zoning Amendment for 2369 Waterworks Road

**COUNCILLORS REPORTS:**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

Items from October 20<sup>th</sup>, 2008 Committee of the Whole

**UPCOMING MEETINGS:**

Regular Council - Monday November 3, 2008 ~7:00pm  
Drainage Committee – Tuesday November 4, 2008 ~ 7:00pm  
Committee of the Whole – Monday November 10, 2008 ~ 5:00pm  
Regular Council – Monday November 17, 2008 ~ 7:00pm

**IN CAMERA:**

Property & legal

**ADJOURNMENT:**

The Mayor called the meeting to order at 7:05 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 D. Randell

Seconded by J. Agar

**Motion #1:** That the minutes of the following meetings be adopted as printed and circulated:

Council meeting of October 6, 2008, Session #19  
Moore Museum of October 1, 2008

**CARRIED**

Council proceeded to review the Correspondence as listed on the agenda. In regards to correspondence received from the County of Lambton report on the minutes of the Infrastructure Committee meeting, Mayor Arnold advised of a request with the appropriate County officials to attend a future meeting to discuss the possible widening of Hill Street in Corunna.

**DRAINS:**

Moved by P. Carswell-Alexander

Seconded by D. Randell

**Motion #2:** That Drainage By-law #19 of 2008, being a by-law to raise the sum of \$35,205.00 being money expended out of the General Funds of the Township of St. Clair for the reconstruction and improvement to the McIntosh 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:**

Moved by S. Miller

Seconded by P. Brown

**Motion #3:** That the report submitted by the Coordinator of Planning dated October 8, 2008 recommending that Council approve the Commencement of Phase II of the Enbridge site plan agreement for a new 250 sq. meter office. Construction may proceed at the same time as Phase I authorized by By-law 43 of 2008.

**CARRIED**

The CAO reported that he had items dealing with legal and property issues to be discussed at an in-camera session.

**COUNCILLORS REPORTS:**

**Steve Arnold**

Mayor Arnold advised of attending a recent LAWSS meeting at which time the issue of fluoridation in the system was discussed. Also LAWSS has issued an RFP to conduct the engineering on the possibility of turning the Township's water supply by way of 36" water main on Tecumseh Road ending at the Bickford Line. The LAWSS committee also discussed the possibility of LAWSS assuming ownership of the Brigden water tower. It was suggested that the appropriate Township staff contact the General Manager of the LAWSS system.

**Darrell Randell**

Councillor Randell advised that it was decided at a recent Sombra Museum Board Meeting to proceed with the construction of the wheelchair ramp and improved washroom accessibility through grant funding recently announced.

At the appointed time, Mayor Arnold called to order the public meeting called to consider the application to consider the application for rezoning for property known as 2369 Waterworks Road owned by Glen and Jennifer Curts. Mayor Arnold then called upon Mr. Jeff Baranek of the Lambton County Planning Department to present his planner's report. In his report, Mr. Baranek advised that the area in question is zoned Environmental Protection and has been identified as an ANSI woodlot in accordance with the provincial guidelines. Mr. Baranek advised that the owners are seeking the rezoning to allow the construction of a 40 ft by 80 ft storage building on the subject property. Mr. Baranek explained to Council the activities in the past relative to the County tree removal by-law and a requirement to replace the trees that have been removed on a 1 to 1 ratio. No one was present to speak either in opposition or support of the by-law. The applicant, Mr. Curts was present but did not address the meeting. Hearing no further comments or questions, the Mayor declared the public hearing closed.

Moved by P. Gilliland

Seconded by J. Agar

**Motion #4:** That By-law #68 of 2008, being a by-law to amend Zoning By-law 17 of 2003 affecting lands described as Concession 1, North Part Lot 4, in the former geographic Township of Moore, Township of St. Clair, to change the zone symbols from EP-N to EP-N1 and to be given the necessary three readings, signed by the Mayor and Clerk, the Corporate seal affixed thereto and finally passed.

**CARRIED**

At the appointed time, Mayor Arnold on behalf of Council welcomed Mr. Fred Strickland and several other members of the Moore Optimist Club present to present to Council, the Optimists Club proposal to establish a splash pad in Corunna. Mr. Strickland advised that the cost estimate for the development of the splash pad is approximately \$150,000 with \$10,000 of utility upgrades required. The Optimist Club is requesting the Township provide funding for the project in the amount of \$160,000 with \$80,000 to be repaid by the Optimist to the Township over a 5 year period from 2009 to 2013. Mr. Strickland also advised that application would be made to the Trillium Foundation for possible funding assistance. Also in response to Council's questions, Mr. Strickland advised that the proposed location for the splash pad would be CAP park in Corunna. Mr. Strickland also identified other funding sources such as fundraising activities, donations from the Corunna Legion and personal donations as well as appeal to local businesses and industry. Council suggested that Trillium funding was available, that grant amount should be used to finance the appropriate percentage of the project with the remainder to be financed as a 50/50 partnership between the Municipality and the Optimist Club.

Moved by D. Randell

Seconded by P. Brown

**Motion #5:** That the Township approve the funding request from the Moore Optimist Club for the establishment of a splash pad a CAP park in Corunna with the provision that any Trillium grant funding be used to offset the appropriate percentage of the total costs with the remainder of the costs to be split between the Municipality and the Optimist Club with the Optimist Club's share to be financed by the Municipality from the St. Clair Education and Environment Reserve Fund with repayment to the Township over a 5 year period.

**CARRIED**

**UPCOMING MEETINGS:**

Council directed that the regular meeting of Council scheduled for November 3, 2008 should commence at 6:00pm to allow for discussion on the 2009 draft Capital budget.

Mr. Terry Gray of T.W. Gray and Associates was present to represent his client, who is a proposed developer for property known as the currently vacant property around St. Joseph's School in Corunna. Mr. Gray advised that his client has an option on the property which expires in October. Based on comments from Township staff, after their initial review of the proposal the staff addressed several areas of concern such as the length of the proposed cul-de-sac streets and the fact that there is not an alternate access road to the proposed development. Mr. Gray was of the opinion that if his client was not encouraged to proceed, he would let the option to purchase the property expire. After discussion, Council felt that Mr. Gray and his clients could continue to work with Township staff to improve the layout and design of the proposed subdivision and that Council was of the general opinion that residential development near the St. Joseph's School would be an appropriate use of the land. After considerable discussion, it was;

Moved by P. Brown

Seconded by D. Randell

**Motion #6:** That the appropriate Township staff be instructed to continue to work with T.W. Gray and their clients in the possible development of the vacant property adjacent to St. Joseph's School in Corunna as a possible future residential development.

**CARRIED**

Council received and tabled Mr. Uitvlugt's report on Wind Turbine and Alternate Energy Generation Methods until the next meeting of the Committee of the Whole.

**NEW BUSINESS:**

Moved by D. Randell

Seconded by J. Agar

**Motion #7:** That the report from the Drainage Superintendent dated October 15, 2008 regarding the results of the McLennan Drain and Lane Drain quotations recommending that the cleanout of the drains be awarded to GJS Excavating for a cost of \$13,767 and \$10,200 respectively as a maintenance expense and that the recommendations contained therein be approved.

**CARRIED**

Moved by S. Miller

Seconded by P. Carswell-Alexander

**Motion #8:** That the Township work in conjunction with the County of Lambton and Municipal Tax Equity (MTE) Consultants to appeal MPAC's decision to reduce Ontario Power Generation's (OPG) assessment by \$23,800,000 for obsolescence.

**CARRIED**

Moved by P. Gilliland

Seconded by P. Brown

**Motion #9:** That Council support the application for the FCM Green Fund program to facilitate the completion of two additional links to the St. Clair River Trail with the Township supporting the application for the exceptional project category and further that the Township support the borrowing from the fund of \$320,000.00 to be repaid by the Township from funds that would ordinarily flow to the St. Clair River Trail Committee.

**CARRIED**

Moved by P. Brown

Seconded by D. Randell

**Motion #10:** That the meeting enter an in-camera session to discuss property, personnel and legal issues.

**CARRIED**

The meeting returned to order.

The Clerk provided to Council at the request of Deputy Mayor Gilliland, a verbal report on the status of outstanding property standards issue on a property on the Petrolia Line. Hearing no further no business it was;

Moved by S. Miller

Seconded by D. Randell

**Motion #11:** That the meeting do hereby adjourn.

The meeting adjourned at 8:45 p.m.

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MAYOR

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CLERK