

**ST. CLAIR TOWNSHIP
COUNCIL MINUTES
SESSION # 5**

St. Clair Civic Centre
Council Chambers
March 1, 2010
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 February 25th, 2010 Session #4
Sombra Museum meeting of February 18, 2010

Business Arising from the Minutes:

DEPUTATIONS AND APPOINTMENTS:

7:15 pm - Ryan Wilson – sponsorship request
7:30 pm – Scott Rezoning ~ Brigden
7:45 pm – Scott Rezoning – Bickford Line

CORRESPONDENCE:

- a) Lambton County Municipal Association – annual meeting and banquet
- b) Friends of Beaver Meadow Committee – donation request

INFORMATION:

- 1) MRC – Highway #40 rehabilitation
- 2) Nova Chemicals – pipeline to Sarnia
- 3) SCRT – minutes of January 27th, 2010 meeting
- 4) Lambton Generating Station – iron samples
- 5) Helen Vanderheide – Methes plant tour
- 6) Township of Warwick – funding cuts
- 7) County of Lambton – truck traffic restrictions
- 8) County of Lambton – council highlights
- 9) County of Lambton – draft budget
- 10) CCPC – minutes of February 22nd meeting
- 11) Pitch in Canada – application
- 12) S. Brennan – notice of public meeting
- 13) Lambton Farm Safety Association – minutes of Monday January 18th
- 14) J. Baranek – Planning report ~ rezoning PT Lot 7, Con 4 (Brigden)
- 15) J. Baranek – Planning report~ rezoning Lot 15, Con 1

DRAINS:

REPORTS OF COMMITTEES AND OFFICERS:

PLANNER'S REPORT:

Allerion agreement

CLERK'S REPORT:

CAO'S REPORT:

MOTIONS:

Re-appointment of Robin Parsons as Commissioner of Oaths

BY-LAWS:

By-law #16 of 2010 – Confirming by-law
By-law #17 of 2010 – agreement with Cogeco Cable
By-law #18 of 2010 – agreement with Allerion
By-law #19 of 2010 – Rezoning for Scott

COUNCILLORS REPORTS:

UNFINISHED BUSINESS:

NEW BUSINESS:

UPCOMING MEETINGS:

Committee of the Whole – Monday March 8, 2010 ~ 6pm
Regular Council – Monday March 15, 2010 ~ 7pm
Drainage Committee – Tuesday March 30, 2010 ~ 7pm

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. In discussion of the minutes from the February 25th meeting of Council, Councilor Brown pointed out that the minutes identified him as joining the meeting in progress and he did attend the meeting at 9:30am and was present before any motions were made. Also relative to motion #17, Councilor Brown stated that it was his intention to withdrawal support from the VON golf tournament but not necessarily from the VON organization itself.

Moved by D. Randell

Seconded by P. Brown

Motion #1 That the minutes of the Council meeting held February 25, 2010 – Session #4 be adopted as amended and circulated

CARRIED

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Moved by P. Gilliland

Seconded by S. Miller

Motion #2: That the minutes of the Sombra Museum meeting held February 18, 2010 be adopted as printed and circulated.

CARRIED

CORRESPONDENCE:

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

Moved by P. Brown

Seconded by P. Carswell-Alexander

Motion #3: That the memo received from the Lambton County Municipal Association regarding the annual meeting and banquet be received.

CARRIED

Moved by P. Carswell-Alexander

Seconded by J. Agar

Motion #4: That the letter received from the Friends of Beaver Meadow requesting a donation in the amount of \$250.00 be granted on a one time basis.

CARRIED

REPORTS OF COMMITTEES AND OFFICERS:

PLANNER'S REPORT:

Moved by P. Carswell-Alexander

Seconded by S. Miller

Motion #5: That the report received from Barry Uitvlugt dated February 25, 2010 recommending that Council approve the draft development agreement with Allerion Oilfield Services to permit the placement of a temporary trailer for a one year extension in the location identified.

CARRIED

MOTIONS:

Moved by D. Randell

Seconded by J. Agar

Motion #6: That the application be made for the re-appointment as a Commissioner of Oaths certificate for Robin Parsons be granted and received.

CARRIED

At the appointed time, Council invited Mr. Ryan Wilson to address Council regarding possible Municipal support for Ryan Wilson's Fourth Annual golf tournament as a Canadian Cancer Society fundraiser. Mr. Wilson advised that the proposed date for the event is Saturday June 12th 2010 at the St. Clair Parkway Golf Course, Mooretown and provided details on the tournament and hole sponsor opportunities. Mr. Wilson in conclusion is requesting further Council sponsorship for this important fundraising event by making a financial contribution and perhaps contributing golf prizes.

Moved by D. Randell

Seconded by S. Miller

Motion #7: That the letter received from Ryan Wilson requesting financial assistance for an annual golf tournament be granted in the amount of \$1000.00 plus prizes.

CARRIED

In review of the Information correspondence, Council instructed the Clerk to contact Methes regarding a promised facility tour in Mississauga as requested by Helen Vanderheide. Also Council directed that the information from Pitch in Ontario be forwarded to the Director of Community Services for distribution to possible interested groups.

Moved by P. Gilliland

Seconded by P. Carswell-Alexander

Motion #8: That Ryan Wilson and Kaitlyn Anderson be nominated for the Lieutenant Governor of Ontario Order of Ontario Award in recognition of their community services.

CARRIED

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Moved by P. Brown

Seconded by D. Randell

Motion #9: That the following correspondence be received and dealt with as per Council's instructions as noted:

- a. Lambton County Municipal Association – annual meeting and banquet
Inst. See motion #3
- b. Friends of Beaver Meadow Committee – donation request
Inst. See motion #4
- c. Ryan Wilson – sponsorship request
Inst. See motion #7

CARRIED

COUNCILLORS REPORTS:

Darrell Randell

Councillor Randell advised his fellow Councilors that he attended the recent OGRA/ROMA conference in Toronto and found it very informative. Councillor Randell also brought back information received at a session regarding possible County bounties on coyotes. Also application has been made on behalf of the Friends of the St. Clair group for Great Lakes Stability Funding to finance possibly an initial pilot project for planted buffer strips along open drains.

Steve Miller

Councillor Miller advised of attending the recent St. Clair Region Conservation Authority meeting at which time Mayor Arnold was elected as Deputy Chair of the Authority.

Pat Carswell-Alexander

Councillor Carswell-Alexander briefed Council on a recent meeting of the Rural Health Advisory Committee.

Steve Arnold

Mayor Arnold advised of a recent meeting of Conservation Ontario in Toronto at which time the issue of the Asian Carp was discussed. Also while in Toronto for the OGRA/ROMA Conference, Mayor Arnold attended with other Municipal delegates from St. Clair, a meeting with Ministry of Tourism and Culture, Minister Chan regarding possible provincial funding for the Sombra Museum expansion. Minister Chan was not encouraging as far as Tourism and Culture money but did direct the delegation to other possible funding sources. The Mayor also attended the meeting with the Minister of Transportation and the Minister of the Environment regarding several areas of local concern. The Mayor also advised of a meeting this Thursday for the LAWSS system to further discuss the issue of flouridization in the LAWSS water. A meeting was scheduled last week to discuss the same issue but due to inclement weather, a quorum was not available. The topic of this Thursday's meeting is anticipated to be the appropriateness of a plebiscite to put the issue of flouridization to the rate payers.

At the appointed time, the Mayor called to order the public hearing to consider the rezoning application filed by Ryan Scott for property known as Part of Lot 7, Concession 4, geographic Township of Moore, Township of St. Clair identified municipally as 2371 Courtright Line Brigden. Mayor Arnold explained the purpose of this meeting and the format that would be followed allowing everyone wishing to do so to speak on the issue. The Mayor then called upon Mr. Jeff Baranek, County Planner who verbally presented his report dated February 25th 2010. In summary, Mr. Baranek stated that the existing zoning on the subject property was A1-5 and the proposed zoning is to Industrial Type 2. Mr. Baranek also added that there is no draft by-law before Council this evening because he was intending to draft the by-law subject to the comments and direction given by Council at the conclusion of this public meeting. Mr. Baranek responded to several questions

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posed by Council such as the permitted shift operations including 24 hour operations in an M2 zone and an explanation as to why Mr. Baranek favors an M2 zone over an M1 zone. Mr. Baranek stated that the applicant had applied for an M2 zoning. Mayor Arnold asked the Clerk if any written submissions had been received. The Clerk advised that written submissions have been received from the following people:

- 1) Todd Mayhead
- 2) Jim Joyce
- 3) Kay Vandenberg
- 4) Dave Lapointe
- 5) Tracey Williams
- 6) Don Stafford
- 7) Karl Vanderzwart
- 8) Todd Mayhead
- 9) Darryl Hattin
- 10) Brigden Baptist Church

The Mayor then called upon anyone in attendance that wished to speak in opposition of the proposal;

Todd Mayhead 2334 Courtright Line: Mr. Mayhead questioned if the affected area goes all the way to the west lot line. Mr. Baranek advised that it did not but the area shown on the overhead was identified by the applicant as being subject to this process. Mr. Mayhead questioned if the property could be further fragmented into smaller parcels. Mr. Baranek stated that that was possible but would be subject to a similar planning process if the owner wishes to further subdivide the property. Mr. Mayhead also had several questions pertaining to the 70 meter setback proposed as being the MOE guidelines. Also in response to Mr. Mayhead's questions, Mr. Baranek said that the area would be fenced but the fencing would not necessarily be a privacy type fence.

John Sanderson 2362 Courtright Line: Mr. Sanderson stated that in his opinion the setback required was his key issue but he is reasonably satisfied with the 70 meter setback proposed. In response to Mr. Sanderson's questions, Mr. Baranek advised that there is no public input in the site plan process.

Karl Vanderzwart 2364 Courtright Line: Mr. Vanderzwart asked for clarification in an effort to understand the difference between Highway Commercial and Industrial 1 and also the permitted uses in the two zones. Mr. Vanderzwart stated that he is not necessarily opposed to the project but is concerned about what could happen in the future.

Jim Joyce 2338 Sydenham Avenue: Mr. Joyce's main concerns were relative to the drainage impacts if the currently agriculturally zoned land become further developed with buildings or perhaps paved parking. Mr. Baranek advised of a report received from Township Drainage Superintendent, Dave Neely stating that the development would be subject to a storm water management plan with storm water being held on site in a holding pond with gradual release to the appropriate municipal drain. Mr. Joyce was also advised that Council has commissioned an engineer's report on the Parr Drain which would be an outlet for the subject property and in the new report the change of use for the Scott property could be addressed.

Doug Eves 2321 Courtright Line: Mr. Eves questioned as to why the property could not remain as Highway Commercial off Highway #80. Mr. Baranek advised that the northern portion of the subject property is currently zoned as Agricultural but identified as Highway Commercial in the Official Plan.

John Dawson St. Clair Mechanical: Mr. Dawson advised that St. Clair Mechanical is not interested in developing the property along the Courtright Line. Mr. Dawson said he intends to fence the subject property at the limit of the buffer zone and that the existing house on the property would be converted to office usage. Also, Mr. Dawson stated that his preference would be for a driveway entrance off the Courtright Line.

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John Scott 2575 Courtright Line: Mr. Scott said that he had a concern about any possible adverse impact the increased traffic on Brigden Road would have relative to the adjacent Moore Agricultural facility. Mr. Scott stated that in his opinion that if traffic on Brigden Road increased significantly road way improvements will be required. Mr. Scott was also of the opinion that some of the neighbors concerns could be mitigated through a comprehensive site plan process. Mr. Sanders questioned if the area involved in the setback could be used for parking, for waster containers or heavy equipment. Mr. Baranek stated that the parking would be restricted to daytime parking only in such parking lots.

Pat Callaghan 2430 Boswell Street: Mr. Callaghan was of the opinion that the buffer zone should be expanded.

Mayor Arnold called for anyone wishing to speak in support of the proposal. Mr. John Dawson of St. Clair Mechanical spoke in support of the proposal and provided those in attendance a brief overview of his plans for the property if the planning process is approved. At the conclusion of his presentation, Mr. Dawson stated that he would prefer to have a driveway entrance off the Courtright Line. Hearing no further comments, Mayor Arnold declared the public meeting closed.

Moved by D. Randell

Seconded by S. Miller

Motion #10: That consideration for the rezoning proposed for the Ryan Scott property known municipally as 2371 Courtright Line be tabled until the March 15th meeting of Council to allow the drafting of an appropriate by-law based on the comments and concerns raised at the public hearing.

CARRIED

Council advised that copies of the draft zoning by-law would be available for review by those in attendance that night.

Mayor Arnold called to order the public meeting held to consider a rezoning application filed by Mr. Ryan Scott for property known as 1528 Bickford Line referred to as Part of Lot 15, Concession 1. Mayor Arnold explained to those in attendance, the format that would be followed at this meeting and that everyone wishing to speak would have the opportunity to speak to the issue. Mayor Arnold then called upon Mr. Baranek to present his planner's report dated February 23, 2010. Mr. Baranek explained that the rezoning is a condition of a recent consent that granted permission to severe a surplus farm dwelling. This rezoning would be consistent with Provincial policy related to such surplus farm dwelling. The Clerk advised that no written submission were received. Ryan Scott, applicant spoke in support of the application. Mr. Scott explained that there are currently two existing dwellings on the one hundred acre parcel, one that will be declared surplus with a house left on the remnant parcel. Mr. Scott questioned that if the house on the remnant parcel was damaged or destroyed could it be rebuilt in the same vicinity. Mr. Baranek advised that the zoning by-law could be redrafted to make such accommodations. Council was generally supportive of the by-law re-draft to allow the reconstruction or replacement of the house on the remnant parcel in the same geographic location. Hearing no further comments, the public meeting was declared closed.

Moved by S. Miller

Seconded by P. Carswell-Alexander

Motion #11: That By-law Number 19 of 2010, being a by-law to amend Zoning By-Law 17 of 2003 affecting the lands described as South Half Lot 15, Concession 1, 1528 Bickford Line, geographic Township of Moore, Township of St. Clair, as amended to allow the re-establishment of a residential unit on the remnant parcel having been given the necessary three readings, be signed by the Mayor and Clerk, the Corporate seal affixed thereto and finally passed.

CARRIED

BY-LAWS:

Moved by S. Miller

Seconded by P. Brown

Motion #12: That By-law Number 16 of 2010, 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 February 25, 2010 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 P. Brown

Seconded by D. Randell

Motion #13: That By-law Number 17 Of 2010, being a by-law to authorize the execution of an agreement with Cogeco to allow transmitter equipment to be located on property known as the Courtright Fire Hall 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 S. Miller

Motion #14: That By-law Number 18 of 2010, being a by-law to authorize execution of an agreement with Allerion Oilfield Services for an extension of a temporary use of a mobile trailer on 469 Polymoore Drive, Corunna, having been given the necessary three readings, be signed by the Mayor and Clerk, the Corporate seal affixed thereto and finally passed.

CARRIED

ADJOURNMENT:

Moved by S. Miller

Seconded by D. Randell

That the meeting do hereby adjourn.

CARRIED

The meeting adjourned at 9:25 p.m.

MAYOR

CLERK