

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

St. Clair Civic Centre
Council Chambers
Sept 17, 2012
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
	J. DeGurse,	“
	D. Randell,	absent
	S. Miller,	absent
	J. Agar,	“
Staff:	J. Rodey,	CAO
	J. DeMars,	Director of Administration/Clerk/ Deputy CAO
	J. Baranek	Deputy Clerk/Coordinator of Planning

AGENDA:

Declaration of Conflict of Interest:

Adopt Minutes:

Regular Council from Sept 4, 2012 - Session #17
Property Standards Committee – Sept 10, 2012 minutes
Sombra Museum – Aug 16, 2012 minutes

Business Arising from the Minutes:

DEPUTATIONS AND APPOINTMENTS:

7:00 pm - Barnes Drain – Court of Revision
7:30 pm - Joel Gardiner – Certified Solar

CORRESPONDENCE:

- a) O.F.A.H. Parks By-law 29 of 2002

INFORMATION:

- 1) County of Lambton News release Art Gallery
- 2) County of Lambton New release Council Highlights
- 3) County of Lambton West Nile Virus
- 4) Heritage St. Clair – response
- 5) CCPC – Sept 4, 2012-minutes
- 6) Chatham Kent-LAWSS

DRAINS:

REPORTS OF COMMITTEES AND OFFICERS:

DEPUTY CLERK/COORDINATOR OF PLANNING REPORT:

Shell Corunna-fencing request
Enbridge – sites plan - 2-sites

BY-LAWS:

By-Law 36 of 2012- Shell site plan amendment

COUNCILLORS REPORTS:

UNFINISHED BUSINESS:

Ardell Patterson – dog kennels

NEW BUSINESS:

In camera - legal

UPCOMING MEETINGS:

Regular Council – Monday October 1, 2012 - 6:00 pm
Committee of the Whole – Monday October 15, 2012 - 6:00 pm
Regular Council– Monday October 15, 2012 ~ 7:00 pm (following Committee)

ADJOURNMENT:

The Mayor called the meeting to order at 7:35p.m. and asked members of Council to declare any possible conflicts of interest at the appropriate time.

DECLARATION OF CONFLICT OF INTEREST:

None declared.

ADOPT MINUTES:

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

Moved by P. Gilliland

Seconded by J. Agar

Motion #1 That the minutes from the Council meeting held Sept 4, 2012 – Session # 17 be received and accepted as printed.

CARRIED

Moved by J. Agar

Seconded by P. Carswell Alexander

Motion #2 That the minutes from the Property Standards Committee meeting held Sept 10, 2012 be received and accepted as printed.

CARRIED

Moved by J. DeGurse

Seconded by P. Gilliland

Motion #3 That the minutes from the Sombra Museum meeting held Aug 16, 2012 be received and accepted as printed.

CARRIED

DEPUTATIONS AND APPOINTMENTS:

The Mayor called to order the Court of Revision on the Barnes drain. The Court of Revision for the Barnes Drain will hear any appeals that may be made against the assessment as prescribed in the engineers report dated July 5, 2012. Chairman Arnold was advised that one written appeal had been received by Mr. Joe Kerr owner of property known as 806430 ONT. Ltd. Dated Sept 7, 2012. In his appeal Mr. Kerr has cited concerns ranging from grass buffer strips, allowances, and tile outlets. Mr. Kerr was duly sworn. Mr. Kerr presented verbally some of the concerns he had expressed in his appeal dated Sept 7, 2012. At the conclusion of Mr. Kerr's evidence he advised the Court that he has relaxed his position relative to grass buffer strips

Moved by J. Agar

Seconded by J. Degurse

Motion #4 That the gross assessment on a property on N Part Lot 26, Concession 8 (roll number 30-186) owned by 806430 Ont. Ltd. be reduced by \$1,000.00 and that the assessment on the property owned by the Township of St. Clair, known as the Brigden Rd. be increased by \$1,000.00 for the purpose of the initial construction levy and that the assessment according to the report dated July 5, 2012 prevail for all future maintenance levies and that the Court of Revision on the Barnes Drain be closed.

CARRIED

The meeting returned to order.

Mayor Arnold welcomed Mr. Gord Simmons owner of First Solar and Mr. Joe Gardner local First Solar representative present to discuss with Council the possibility of retrofitting two Municipal buildings with roof top Solar panels. Buildings in question are the Township owned facility at 487 Polymore Dr. and Townships Sports Complex. The Mayor explained to the representatives Councils position relative to its reluctance, for various reasons, including public safety and structural integrity to deny the offer to install such panels on the Moore Sports Complex but may be interested in a proposal relative to the property known as 487 Polymore Dr. Conclusion of the discussion Council suggested that representatives from First Solar could discuss the proposal further with members of senior staff with a report to the next meeting of Council. The Mayor also stated that due to relatively tight time frame Council may be willing to call a special meeting to consider the proposal.

Moved by J. Agar

Seconded by J. Degurse

Motion #5 WHEREAS the Province's FIT Program encourages the construction and operations of rooftop and ground mount solar generation projects (the "Projects").

AND WHEREAS, one or more projects may be constructed and operated in the Township of St. Clair.

AND WHEREAS, pursuant to the rules governing the FIT Program (the "FIT rules"), Applications whose Projects receive the formal support of Municipalities will be awarded priority points, which may result in the Applicants being offered a FIT Contract prior to other person applying for FIT Contracts;

NOW THEREFORE BE IT RESOLVED THAT:

Council of the Township of St. Clair supports without reservation the construction and operation of the Projects in the Township of St. Clair, on buildings and structures referred to as the facility owned by the Township of St. Clair at 487 Polymore Drive, Corunna, a Shell Canada, facility in Corunna, the Corporate Realty Plaza known as the "Foodland Plaza", Corunna and the A.F.T. and ANJ building on Polymore Drive, Corunna.

This resolutions sole purpose is to enable the participants in the FIT Program to receive priority points under the FIT Program and may not be used for the purpose of any other form of municipal approval in relation to the Application or Projects or any other purpose.

This resolution shall expire in twelve (12) months after its adoption by council.

CARRIED

Moved by J. Agar

Seconded by J. Degurse

Motion #6 That Council support in principal the concept of roof top solar panel facilities on buildings in the Townships industrial park known as the AFT Building the ANJ building, the Township owned facility located at 487 Polymore Dr. (former Century Truss building), The Foodland Commercial property, and Shell building facilities.

CARRIED

CORRESPONDENCE:

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

Moved by P. Carswell Alexander

Seconded by J. Agar

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

- a. O.F.A.H. Park By-law 29 of 2002 be received and filled.

CARRIED

INFORMATION:

Moved by P. Gilliland

Seconded by J. Degurse

Motion #8 That the information correspondence be received and dealt with as per Council's instructions as noted:

CARRIED

REPORTS OF COMMITTEES AND OFFICERS:

Moved by J. Agar

Seconded by P. Carswell-Alexander

Motion # 9 That Council authorizes the Mayor and Clerk to enter into a site plan agreement with Shell and pass the associated by-law to permit the proposed fencing installations along St. Clair Parkway as an additional schedule to a site plan agreement identified by By-law Number 47 of 2007.

CARRIED

Moved by P. Gilliland

Seconded by J. Degurse

Motion #10 That Council authorizes the Mayor and Clerk to enter into a site plan amendment with Enbridge Gas Distributions Inc. that would add 2 metering sites to their current site plan being by-law 29 of 2011 which represents 6 existing meter sites.

CARRIED

MOTIONS:

Moved by P. Carswell Alexander

Seconded by J. Agar

Motion #11 That the recommendations from the Finance and Administration Committee and the Public Works and Operation Committee from the meeting held Sept 17, 2012 be accepted and confirmed

CARRIED

BY-LAWS:

Moved by P. Carswell-Alexander

Seconded by J. Degurse

Motion#12 That By-law #36 of 2012 being a By-Law to authorize the execution of a site plan amendment agreement with Shell Canada LTD. be given the required three readings, be signed by the Mayor and Clerk, the Corporate seal affixed.

CARRIED

Moved by J. Degurse

Seconded by P. Carswell-Alexander

Motion#13 That By-law #37 of 2012 being a By-Law to authorize the execution of a site plan amendment agreement with Enbridge Distribution Inc. be given the required three readings, be signed by the Mayor and Clerk, the Corporate seal affixed.

CARRIED

COUNCILLORS REPORTS:

Pete Gilliland

Deputy Mayor Gilliland advised of attending with Councillor Degurse the Sept 12, 2012 open house hosted by Eastern Power, as well the Deputy Mayor and Councillor Degurse attended the recent Clean Harbours community liaison committee.

Pat Carswell-Alexander

Councillor Carswell Alexander suggested perhaps the Township should look at a proposal to install solar panels at the vacant property at the 2 works yards.

Moved by P. Carswell-Alexander

Seconded by J. Agar

Motion#14 That staff be instructed to investigate the possible installation of solar panels at the two works centres for future discussion.

CARRIED

Also the Councillor advised that the Brigden Christmas Tree lighting will be held on December 2, 2012.

Jim Degurse

Councillor Degurse advised Council of a discussion held with Mr. Ardell Patterson regarding dog kennels. Mr. Ardell was in the audience and asked to address Council on this matter. Mayor Arnold advised that his dog kennel issues are on the agenda under unfinished business.

Steve Arnold

Mayor Arnold attended a recent meeting with the delegation from the Ukraine, attended the Eastern Power Open House, attended the Sarnia Heavy Construction Association meeting, the Moore Museum craft sale on Sept 16, 2012, and attended a meeting with Nova Chemicals.

UNFINISHED BUSINESS:

Mr. Ardell Patterson was present and asked to address Council regarding communication he had sent to the Township web site regarding a promise a year ago that the Township would review its position on dog kennels. Through By law review it was pointed out, by the Clerk, that research had been done and what was mentioned to Mr. Patterson at the time dog kennels location is prescribed in the Township comprehensive zoning By-law which is currently subject to review.

Moved by J. Degurse

Seconded by P. Carswell-Alexander

Motion #15 That Council review its policies on dog kennels and regulations relative to the points raised by the Ardell Patterson letter, that the issue to be further discussed by Council at its meeting on October 1, 2012, and the members of Council to forward to the Clerk any opinion they may have on the issue.

CARRIED

NEW BUSINESS:

Moved by P. Gilliland

Seconded by P. Carswell-Alexander

Motion #16 That the meeting enter into an in camera session to discuss property and legal issues.

CARRIED

The meeting returned to order

ADJOURNMENT:

Moved by P. Gilliland

Seconded by J. Agar

Motion #17 That the meeting do hereby adjourn.

CARRIED

The meeting adjourned at 8:55 p.m.

MAYOR

CLERK