

**ST. CLAIR TOWNSHIP  
COUNCIL MINUTES  
SESSION # 10**

St. Clair Civic Centre  
Council Chambers  
May 21, 2013  
5:00 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
	J. DeGurse,	Councillor
	D. Randell,	“
	S. Miller,	“
	J. Agar,	“
Staff:	J. Rodey,	CAO
	J. DeMars,	Director of Administration/Clerk/ Deputy CAO
Absent	J. Baranek	Deputy Clerk/Coordinator of Planning
	P. Carswell-Alexander,	Councillor

**AGENDA:**

**Declaration of Conflict of Interest:**

**Adopt Minutes:**

Regular Council – May 6, 2013 - Session #9

**Business Arising from the Minutes:**

**DEPUTATIONS AND APPOINTMENTS:**

5:00 pm - Public Meeting - rezoning surplus farm dwelling - vokes  
5:30 pm - Public Meeting – Fence proposal – 377 Bentinck St.  
5:40 pm – Dave Cram, Ann Hazzard, - Brander Park splash pad proposal

**CORRESPONDENCE:**

- a) Keith and Kathryn Baker – fence request
- b) Rae Warren – speed limit – request
- c) Port Lambton Gala Days – permission
- d) Sarnia-Lambton Children’s Aid – Holiday gifts
- e) Heritage St. Clair – appointment
- f) Captain Kidd Days – permission
- g) Rapids Family Health Team – request
- h) Boyce Denning – livestock
- i) C and G Chapman – temporary residence
- j) 357 Murray St - Property Standards
- k) Bluewater Health Foundation-Donation request

**INFORMATION:**

1. Bitumen upgrading conference – invitation
2. C.C.P.C. – May minutes
3. St. Joseph Hospice – thank-you
4. County of Lambton – temporary closure Hill St.
5. Rae Warren – dust control
6. IESO – 2012 annual report
7. County of Lambton CR 4 (Hill Street) invoice
8. MOE – Clean Harbours approval capacity recovery
9. Hydro One – Lambton to Longwood project
10. Central Lambton Recruitment – thank-you
11. Municipality of North Middlesex – resolution
12. L.G.P.S.B. March 20, 2013 minutes
- 13 Shell Health Centre – June 4<sup>th</sup> invitation
14. Heritage St. Clair – minutes March 20, 2013
15. Pat Davidson MP – AMO Conference

**REPORTS OF COMMITTEES AND OFFICERS:**

**PLANNING REPORT:**

-Rezoning E1/2 Lot 12, Con 12, geographic Twp of Moore

**DEPUTY CLERK/COORDINATOR OF PLANNING:**

-Draft plan of subdivision conditions - Vandendool  
-Enbridge Gas – Temporary trailer

**PROPERTY STANDARDS:**

-status report

**CLERK'S REPORT:**

**CAO'S REPORT:**

**MOTIONS:**

-Recommendations from Finance and Administration and Public Works and Operations Committee.

**BY-LAWS:**

-By-Law – 25 of 2013 Ruysseveldt- widening St. Clair Ave.  
-By Law – 26 of 2013 Enbridge Trailer Agreement  
-By-Law – 27 of 2013 Southwest Ag partners site plan  
-By-Law – 28 of 2013 Rezoning 1887 LaSalle Line  
-By-Law – 29 of 2013 Midfield (MRC Canada U.L.C.) – 487 Polymore Dr.

**COUNCILLORS REPORTS:**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

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**UPCOMING MEETINGS:**

- Wednesday May 22, 2013 – Property Standards - 6:00 pm
- Monday June 3, 2013 – Regular Council - 6:00 pm
- Monday June 17, 2013 – Committee of the Whole - 3:00 pm
- Monday June 17, 2013 – Regular Council ~ 4:30 pm (after Committee)

**ADJOURNMENT:**

The Mayor called the meeting to order at 4:55p.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 of Session #9

Moved by J. DeGurse

Seconded by J. Agar

**Motion #1** That the Minutes from the Council meeting held May 6, 2013 – Session #9 be received and accepted as printed.

**CARRIED**

**DEPUTATIONS AND APPOINTMENTS:**

At the appointed time Mayor Arnold called to order the Public Meeting called to consider a proposal to rezone property known as the East Part of Lot 12 Con 12 Geographic Township of Moore, Township of St. Clair. He then Called upon Mr. Ezio Nadalin to present his planning Merit report on the proposed rezoning. Mr. Nadalin stated that the rezoning application was a result of a recent Committee of Adjustment decision granting a severance on the subject property subject to the rezoning that would render the approximately 39.6 ha vacant farm land ineligible for any further residential development. The proposed house to be severed from the property would be rezoned as a rural residential lot. At the conclusion of the report Mr. Nadalin recommended passage of the appropriate rezoning By-law. No written comment were received and no verbal comments were offered at this public meeting. Hearing no comments the Mayor declared the public meeting closed and Council returned to order.

Moved by J. Agar

Seconded by S. Miller

**Motion #2** That the application submitted to rezone property known as 1857 LaSalle Line East Part of Lot 12 Con 12 Geographic Township of Moore, Township of St. Clair be accepted and that By-law #28 of 2013 being a By-law to amend By-law 17 of 2013 be given the necessary three readings, be signed by the Mayor and Clerk, the corporate seal affixed thereto and finally passed.

**CARRIED**

**CORRESPONDENCE:**

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

Council reviewed the communication received from Mr. Rae Warren asking for Council's consideration to lowering the speed limit on Plank Road between Petrolia Line and Maundaumin Road from the current 80 kilometers per hour to 60 kilometers per hour.

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Moved by P. Gilliland

Seconded by J. Agar

**Motion #3** That Council accept the request from Mr. Rae Warren to lower the speed limit on the Plank Road between the Petrolia Line and Maundaumin Road to a maximum of 60 kilometers per hour with the Clerk instructed to draft the appropriate regulatory By-law for Councils consideration.

**CARRIED**

Moved by S. Miller

Seconded by D. Randell

**Motion #4** That permission be given to the Port Lambton Gala Day Committee for the acquisition of a refreshment license for this years Gala Day event to be held August 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> 2013 at McDonald Park subject to the Township's alcohol management policy.

**CARRIED**

Moved by D. Randell

Seconded by J. Agar

**Motion #5** That Council accept the recommendation of the Heritage St. Committee for the appointment of Mr. Ken Henry as a member of the Heritage Committee.

**CARRIED**

Moved by S. Miller

Seconded by J. Agar

**Motion #6** That permission be granted to the Captain Kidd Committee for the application of a refreshment license for the Corunna Athletic Park during this years Captain Kidd event Scheduled for August 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> 2013 subject to the Township's alcohol management policy.

**CARRIED**

Moved by D. Randell

Seconded by J. Agar

**Motion #7** That The Township co-sponsor with the Moore Optimist club the Rapids Family Health Team's Healthy Kids Eating Program scheduled in July and August with a contribution totaling \$250.00 to be financed from the Townships education and environment reserve fund.

**CARRIED**

Council reviewed the communications received from Boyce Denning regarding livestock in Wilkesport. Mayor Arnold advised that the livestock in question has been relocated from the subject property and are no longer there.

Moved by J. DeGurse

Seconded by D. Randell

**Motion #8** That permission be granted for a temporary living accommodations for Chance and Chad Chapman owners of property known as 2662 Petrolia Line during the construction of a new residence on the site for a six month period with a renewal option subject to the standard Township agreement.

**CARRIED**

Moved by S. Miller

Seconded by J. Agar

**Motion #9** That the property Standards complaint received relative to property at 357 Murray St. in Corunna be accepted and referred to the Property Standards Officer for investigation and report.

**CARRIED**

Council received the communications received from Blue Water Health Foundation for a golf tournament request and no action was taken.

Moved by D. Randell

Seconded by S. Miller

**Motion #10** That the following items of correspondence be dealt with as per Councils instructions.

- a) Keith and Kathryn Baker – fence request-Motion #11
- b) Rae Warren – speed limit – request- Motion #3
- c) Port Lambton Gala Days – permission Motion #4
- d) Sarnia-Lambton Children's Aid – Holiday gifts
- e) Heritage St. Clair – appointment - Motion #5
- f) Captain Kidd Days – permission- Motion #6

- g) Rapids Family Health Team – request - Motion #7
- h) Boyce Denning – livestock- no action taken
- i) C and G Chapman – temporary residence- Motion #8
- j) 357 Murray St - Property Standards Motion #9
- k) Bluewater Health Foundation-Donation request-no action taken

**CARRIED**

**INFORMATION:**

Moved by J. DeGurse

Seconded by J. Agar

**Motion #11** That the following items of information identified as items 1 through 15 be dealt with as per Councils instructions.

**CARRIED**

**REPORTS OF COMMITTEES AND OFFICERS:**

**DEPUTY CLERK:**

Moved by P. Gilliland

Seconded by D. Randell

**Motion #12** That Council of the Township of St. Clair forward the following concerns to the County of Lambton for consideration in the plan of subdivision process for the proposed Vandendool subdivision.

**CARRIED**

Moved by P. Gilliland

Seconded by D. Randell

**Motion #13** That permission be granted to enter into an agreement with Enbridge Gas Storage for the establishment of a temporary trailer subject to the normal terms and conditions.

**CARRIED**

**PROPERTY STANDARDS OFFICER REPORT:**

Moved by J. DeGurse

Seconded by J. Agar

**Motion #14** That it be recommended to Council that:

1343 Walker St.

That the Property Standards Officer be directed to close the file

494 Beresford St.

That the Property Standards Officer be directed to close the file

357 Murray St. Unit 27

That the Property Standards Officer be directed to issue an Order to utilize the Property Standards By-law, and further directions be given to inspect and subsequently issue a separate order utilizing the same By-law with respect to the entire complex in an attempt to address issues which appear to be common to all the units.

249 Blackthorn Cres

That the Property Standards Officer be directed to conduct a compliance inspection on or about May 25, 2013. In the event , the property remains in contravention on the Cleaning of land By-law the Property Standards Officer be further to issue an Order.

Maple Drive

That the Property Standards Officer be directed to issue an Order on all three lots utilizing the Cleaning of Land By-law in the event the lots are not cleaned up within the agreed upon time frame.

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3028 Brigden Road

That the Property Standards Officer continue to work with the property owner to gain compliance on both Orders.

547 Murray Street

That the Property Standards Officer be directed to hire an electrician to complete the work in the event the Property owner fails to have the work completed by May 21, 2013.

131 West Bentpath Line

That the Property Standards Officer be directed to follow up on or about August 12, 2013 to ensure compliance.

2437 Jane St.

That the Property Standards Officer be directed to take no further action.

1549 Melwood

That the Property Standards Officer be directed to take no further action.

1394 Courtright Line

That the Property Standards Officer be directed to take no further action.

2056 Courtright Line

That the Property Standards Officer be directed to take no further action.

**CARRIED**

**MOTIONS:**

Moved by D. Randell

Seconded by S. Miller

**Motion #15** That the recommendations from the Finance and Administration Committee and the Public Works and Operations Committee held May 21, 2013 be approved and accepted.

**CARRIED**

**BY-LAWS:**

Moved by J. Ager

Seconded by J. DeGurse

**Motion #16** That By-law Number 25 of 2013, being a by-law to Acquire and Dedicate Land as a Public Highway and to deem Part 2 & Part 4 Plan 25R10097, geographic Township of Sombra, be given the necessary three readings, be signed by the Mayor and Clerk, the corporate seal affixed thereto and finally passed.

**CARRIED**

Moved by P. Gilliland

Seconded by S. Miller

**Motion #17** That By-law Number 26 of 2013, being a by-law to authorize execution of an agreement with 912176 Ontario Limited for a temporary use of a single temporary modular building (trailer) on 3595 Tecumseh Road, Mooretown be given the necessary three readings, be signed by the Mayor and Clerk, the corporate seal affixed thereto and finally passed.

**CARRIED**

Moved by D. Randell

Seconded by P. Gilliland

**Motion #18** That By-law Number 29 of 2013, being a by-law to authorize execution of a rental lease agreement with Midfield (MRC Canada U.L.C) be given the necessary three readings, be signed by the Mayor and Clerk, the corporate seal affixed thereto and finally passed.

**CARRIED**

At the appointed time the Mayor called to order the public meeting called to consider the request received from Keith and Kathryn Baker owners of property known as 377 Bentinick St. for permission to construct a rear yard fence to a maximum height of 10' to 12' contrary to the Townships fence height requirement of 6'. Mr. Baker advised that approximately 60 dead ash trees were removed, and removed the screening that his property typically had for the adjacent property owned by Corunna Tree Service and is being used as a recreational vehicle storage area. Mr. Baker also shared with Council before and after pictures of the view from his back yard. After considerable discussion it was

Moved by D. Randell

Seconded by J. Agar

**Motion #19** That an exemption be granted from the Township current fencing By-law for property known as 377 Bentinick St. Corunna that would allow a fence to a maximum height of 10' across the rear of the subject property to provide visual screening from the adjacent property uses.

**CARRIED**

Mr. Baker advised that the current wooden fence on the side yard would be maintained at its current height.

Mr. Dave Cram and Mrs. Ann Hazzard Co-Chairs of the Brander Park splash pad Committee were present to discuss with Council their group's plans to establish a splash pad and hopefully park improvements at Brander Park. Mr. Cram and Ms. Hazzard were accompanied by representatives from the St. Clair River Trail, Sombra Township Optimist, and the Port Lambton Athletic Association. Mr. Cram stated that the group hopes to raise \$100,000.00 of an estimated \$200,000.00 cost to establish the splash pad proposed for construction in 2014 subject to the success of the fund raising efforts and eventually the group would like to see an upgrade of the play ground equipment at the park as well as the construction of a picnic pavilion. Also it was pointed out that \$200,000.00 would also accommodate the required drainage improvements for the Park. The group is asking Councils approval in principal of the project to allow such development at the Municipally owned park as well as in principal agreeing to fund 50% of the projects cost as has been the case in several other similar community projects.

Moved by S. Miller

Seconded by D. Randell

**Motion #20** That St. Clair Township support in principal the proposal to establish a splash pad facility at Brander Park at an estimated total cost \$200,000.00 with a Municipal contribution of 50% of those initial project costs.

**CARRIED**

Council reviewed the Deputy Clerks report dated May 15, 2013 on the proposed site plan agreement with Southwest Ag Partners for their Beecher facility.

Moved by P. Gilliland

Seconded by J. DeGurse

**Motion #21** That By- law #27 of 2013 being a By-law to permit the replacement of elevators on site as well as establish a truck queue line lane to prevent back up of trucks on local roads be given the necessary three readings, be signed by the Mayor and Clerk, the corporate seal affixed thereto and finally passed.

**CARRIED**

### **COUNCILLORS REPORTS:**

#### **Pete Gilliland**

Deputy Mayor Gilliland attended a recent meeting of the Moore Optimist Club at which time the club decided to co-sponsor the Rapids Family Health Teams, Youth Healthy Living Program. Deputy Mayor Gilliland also attended the recent Youth Appreciation Dinner hosted by the Moore Optimist Club.

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**Darrell Randell**

Councillor Randell attended at the Sombra Museum the weekend Sombra Farms History Book launch which was a considerable success.

**Steve Arnold**

Mayor Arnold advised that he also attended the Youth Appreciation Dinner sponsored by the Moore Optimist Club, the Nova Chemicals open house, and Asset Management Committee meeting

Moved by S. Miller

Seconded by J. Agar

**Motion #22** That the meeting enter an in camera session to discuss an personnel issue.

**CARRIED**

The meeting returned to order

Moved by P. Gilliland

Seconded by S. Miller

**Motion #23** That St. Clair record the Actuary for post benefit retirement cost of \$1,598,430.00 per K – W Actuarial Services Inc. report dated May 1, 2013 and apply retroactively to 2011 year due to a change in accounting policy.

**CARRIED**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**ADJOURNMENT:**

Hearing no further business

Moved by S. Miller

Seconded by D. Randell

**Motion #24** That the meeting do hereby adjourn.

**CARRIED**

The meeting adjourned at 6:15 p.m.

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MAYOR

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CLERK