

**TOWNSHIP OF ST. CLAIR  
COUNCIL MINUTES  
SESSION #6**

St. Clair Township Civic Centre  
March 16, 2015  
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
	T. Kingston	Councillor
	D. Randell	“
	J. Agar	“
	J. DeGurse	“
	S. Miller	“
Staff:	J. Baranek	Clerk/ Deputy CAO

**TOWNSHIP OF ST. CLAIR  
COUNCIL AGENDA**

**Declaration of Conflict of Interest:**

**Minutes:**

Regular Council Minutes– Session #5 – March 2, 2015  
Finance & Administration Committee - Operating Budget Meeting Minutes –  
March 5, 2015  
Corunna Community Policing Committee Meeting Minutes – February 3, 2015  
Sombra Museum Board Committee Meeting Minutes – February 23, 2015

**Business Arising from the Minutes:**

**DEPUTATIONS AND APPOINTMENTS:**

5:30 p.m. – Egbert Service – 3028 Brigden Road

**CORRESPONDENCE:**

- a) Waterfront Trail
- b) EthoSolar – FIT Blanket Resolution
- c) Lambton County Historical Society
- d) Lambton County Rural Game Protective Society Annual Banquet
- e) MOECC – Jonathan Fernandes

**INFORMATION:**

- 1) Communities in Bloom
- 2) Egbert Service – Deputation Request
- 3) Lambton County Municipal Association – Annual Meeting
- 4) City of Woodstock - Resolution
- 5) Meadowview Villa – Thank You
- 6) All Core Internet Program
- 7) OAFCC – Municipal Officials Seminar
- 8) Contaminated Soil Testing

**DRAINS:**

**REPORTS OF COMMITTEES AND OFFICERS:**

- Barry Uivlugt, Senior Planner- Development Agreement – Wellings Corunna

**DEPUTY TREASURER'S REPORT:**

- 2014 Council Remuneration

**DEPUTY CLERK/COORDINATOR OF PLANNING:**

- Removal of Holding Symbol (h1) – Baby's Point (Phase I) – Brian Anderson (BF Environmental Consultants Ltd.)

**CAO'S REPORT:**

**CLERK'S REPORT:**

- Property Standards Update

**PROPERTY STANDARDS/BY-LAW ENFORCEMENT OFFICER:**

- Property Standards Update - March 12, 2015

**MOTIONS:**

- Recommendations from March 16, 2015 – Finance & Administration and Public Works & Operations Committees

**BY-LAWS:**

- 15 of 2015 – Removal of Holding Symbol – Baby's Point Phase 1
- 16 of 2015 – Development Agreement – Wellings Proposal

**COUNCILLORS' REPORTS:**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**UPCOMING MEETINGS:**

- Regular Council – Monday, April 6, 2015 ~ 6:30 p.m.
- Committee of the Whole – Monday, April 20, 2015 ~ 3:00 p.m.
- Regular Council – Monday, April 20, 2015 ~ 5:00 p.m.

**In Camera**

- Legal

**ADJOURNMENT:**

The Mayor called the meeting to order at 5:00 p.m. and asked members of Council to declare any possible conflicts of interest at the appropriate time.

None declared.



- 1) Communities in Bloom
- 2) Egbert Service – Deputation Request
- 3) Lambton County Municipal Association – Annual Meeting
- 4) City of Woodstock - Resolution
- 5) Meadowview Villa – Thank you
- 6) AllCore Internet program
- 7) O AFC – Municipal Officers Seminar
- 8) Contaminated Soil Testing

**CARRIED**

**DEPUTATIONS:**

At the appointed time of 5:30 p.m., Mayor Arnold welcomed Egbert Service, owner of 3028 Brigden Road, to discuss a property standards invoice with Council.

Mr. Service introduced himself and thanked Council for the opportunity to dispute his recent Property Standards Invoice number C-53-2014 in the amount of \$6,256.02. He informed Council that the building on the subject lands, 3028 Brigden Road, is an old building and the original complaint dates back to 2013. He felt that he had complied with the original requests from the Property Standards Officer - Kelly Bedard and that the file was complete.

Mr. Service reminded Council that he went to the Property Standards Appeal Committee where he was successful in obtaining an extension to the original Order to allow time to accumulate the necessary funds to complete the work. The work was eventually completed and cost Mr. Service \$30,000.

Mr. Service informed Council that at no time was he informed that charges were accumulating. He claims Kelly Bedard did not indicate to him at any point that he was being charged for subsequent visits and her time, even for phone calls.

Mr. Service then advised Council that he has paid taxes in the municipality for over 25 years and has never sought a reduction in taxes since the building was vacated. He is seeking relief of the invoice from Council and would appreciate their consideration.

Mayor Arnold informed Mr. Service that the protocol from the Township has changed to ensure that clearer lines of communication are understood about the property standards process and its financial implications. He continued by advising that the original invoice for the subject lands had been reduced from over \$11,000 to where it currently is at \$6,256.02 due to the reduction in Township fees from a 100% administration fee to the 10% the invoice shows currently.

Mayor Arnold continued by explaining that the remainder of the invoice is charged out on a cost-recovery basis for work invoiced to the Township by the Property Standards Officer, who is a County employee. If a reduction is granted from Council on the invoice beyond the Township portion, then the general tax levy is responsible for the balance. There are many invoices out and some with much higher balances than the invoice Mr. Service is disputing. Thus, any decision made on this would have to be equal towards all those bills, which creates an unnecessary burden on the tax levy.

Mayor Arnold asked Council if a motion was forthcoming; seeing none, he thanked Mr. Service for his time and presentation.

Mr. Service thanked Council for their time and advised that he will continue to hope that Council will reconsider.

**REPORTS OF COMMITTEES AND OFFICERS:**

Moved by J. Degurse

Seconded by J. Agar

**Motion #11** That the report submitted by Barry Uitvlugt dated March 13, 2015 related to a development agreement for the Wellings proposal be received and that Council gives approval in principle to the development agreement, provided all municipal concerns are

addressed financially and otherwise; and that Council adopt the execution by-law pertaining to the Agreement.

**CARRIED**

**DEPUTY TREASURER'S REPORT:**

Moved by P. Gilliland

Seconded by S. Miller

**Motion #12** That the report submitted by Deputy Treasurer - George Lozon dated March 5, 2015 related to 2014 Council Remuneration be received.

**CARRIED**

**DEPUTY CLERK/COORDINATOR OF PLANNING:**

Moved by S. Miller

Seconded by P. Gilliland

**Motion #13** That the report submitted by Planning Coordinator - Carlie McClemens dated March 4, 2015 related to the removal of the Holding Symbol for Baby's Point Phase 1 be received and that the By-law 15 of 2015, being a by-law to remove the Holding Symbol on the subject lands, be taken as having been read three times and finally passed and that the Mayor and Clerk be authorized to execute the by-law accordingly.

**CARRIED**

**CLERK'S REPORT:**

Moved by J. Agar

Seconded by J. Degurse

**Motion #14** That the report submitted by Jeff Baranek dated March 12, 2015 related to a property standards update be received as information.

**CARRIED**

**PROPERTY STANDARDS OFFICER:**

Moved by J. Agar

Seconded by T. Kingston

**Motion #15** That the report submitted by the Property Standards Officer - Kelly Bedard dated March 12, 2015 related to property standards updates be received as information.

**CARRIED**

Moved by J. Agar

Seconded by T. Kingston

**Motion #16** That the Property Standards Officer - Kelly Bedard be directed to await engineers' reports related to the building at 357 Murray Street and bring back a subsequent report for the April 20, 2015 meeting of Council.

**CARRIED**

Moved by T. Kingston

Seconded by J. Agar

**Motion #17** That the Property Standards Officer - Kelly Bedard be directed to close the file related to 527 Belmont Avenue in Corunna.

**CARRIED**

**MOTIONS:**

Moved by D. Randell

Seconded by J. Agar

**Motion #18** That the recommendations from the March 16, 2015 – Finance & Administration and Public Works & Operations Committee meetings and the 2015 Operation Budget meeting of March 5, 2015 be received.

**CARRIED**

**BY-LAWS:**

Moved by J. Agar

Seconded by D. Randell

**Motion #19** That By-laws 15 and 16 receive all three readings and that the Mayor and Clerk be authorized to execute appurtenant agreements and be thereby passed:

15 of 2015 – Holding Symbol – Baby's Point Phase 1

16 of 2015 – Development Agreement – Wellings Development

**CARRIED**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**UPCOMING MEETINGS:**

- Regular Council – Monday, April 6, 2015 ~ 6:30 p.m.
- Committee of the Whole – Monday, April 20, 2015 ~ 3:00 p.m.
- Regular Council – Monday, April 20, 2015 ~ 5:00 p.m.

**COUNCILLOR’S REPORTS:**

**Tracy Kingston:**

Councillor Kingston attended the most recent meeting of the Clean Harbors good neighbour meeting and she is learning a lot about the process and functionality of the committee.

**Jim Degurse:**

Councillor Degurse advised Council that Ron Skreptak remained unsure whether or not he can remain on the Thompson Garden committee now that he resides within the facility. Clerk Jeff Baranek will confirm whether or not he was appointed by Council.

**Mayor Steve Arnold:**

Mayor Arnold reminded Council that at the next meeting of the Committee of the Whole, the grants for 2015 will have to be determined. He continued by advising Council of a meeting he had with internet provider Brooke-Telecom about possibly providing fiber optic service to some residents in the township but, cautioned that this area is not in their general service area so it would take cooperation of their board to consider any implementation. Further, Cogeco has agreed to come make a presentation to Council in April about high speed internet service for township residents in lower density areas.

To conclude, Mayor Arnold asked staff to research local by-laws that regulate the use and location of outdoor wood burning furnaces.

**IN-CAMERA:**

Moved by D. Randell

Seconded by T. Kingston

**Motion #20** That the meeting enter an in-camera session to discuss a legal matter.

**CARRIED**

Mayor Arnold declared the meeting back into open session at 6:00 p.m. and noted there was nothing to rise and report from the in-camera session.

Seeing no further business to discuss, it was thereby moved:

Moved by S. Miller

Seconded by D. Randell

**Motion #21** That the meeting do hereby adjourn.

**CARRIED**

The meeting adjourned at 6:05 p.m.

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Mayor - Steve Arnold

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Clerk - Jeff Baranek