

**TOWNSHIP OF ST. CLAIR  
COUNCIL MINUTES  
SESSION #8**

St. Clair Township Civic Centre  
April 20, 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. Rodey	CAO
	J. Baranek	Clerk/ Deputy CAO
	C. McClemens	Deputy Clerk/Coordinator of Planning

**TOWNSHIP OF ST. CLAIR  
COUNCIL AGENDA**

**Declaration of Conflict of Interest:**

**Minutes:**

Regular Council – Session #7 – April 6, 2015  
Moore Museum Advisory Committee Minutes – April 1, 2015  
Corunna Community Policing Committee – March 3, 2015  
Heritage St. Clair Committee – March 18, 2015

**Business Arising from the Minutes:**

**DEPUTATIONS AND APPOINTMENTS:**

5:15 p.m. – Frye Farms Ltd. – rezoning application  
5:30 p.m. – Heritage St. Clair – Dave Pattenden – WWI Books  
5:45 p.m. – 1962 Plank Rd. – Property Standards Request

**CORRESPONDENCE:**

- a) Alan Day Charity Golf Tournament
- b) Corunna United Church – Cemetery Request
- c) HD Industrial – Conditional Permit

**INFORMATION:**

- 1) VON Golf Tournament
- 2) Lincoln M. Alexander Award 2015
- 3) No Quick Fix
- 4) Township of Madawaska – Hydro Rates
- 5) Enniskillen – Official Plan Open House
- 6) Information for Ratepayers- Sinclair-Virostek Drain
- 7) 2417/2421 Courtright Line Property Standards Request

- 8) 1962 Plank Road – Property Standards Request
- 9) Clean Harbours – Lambton Landfill Expansion

**DRAINS:**

**REPORTS OF COMMITTEES AND OFFICERS:**

- Ezio Nadalin, Planner
- Zoning By-law Amendment – 2566 Tulloch Line

**TREASURER’S REPORT:**

- Infrastructure Ontario Loan Interest Rate 2.01%

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

- Property Standards Update – April 15, 2015
- Property Standards Update – 357 Murray Street

**DEPUTY CLERK/COORDINATOR OF PLANNING:**

- Request for Extension for Temporary Trailer – 4391 Hwy.40 (Pembina Site)

**CLERK'S REPORT:**

- Industrial Special Services By-law

**CAO’S REPORT:**

**MOTIONS:**

**BY-LAWS:**

- 18 of 2015 – Debenture By-law – Infrastructure Ontario
- 22 of 2015 – Amend Comprehensive By-law No.17 of 2003

**COUNCILLORS’ REPORTS:**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**UPCOMING MEETINGS:**

- Regular Council – Monday, May 4, 2015 ~ 6:30 p.m.
- Committee of the Whole – Tuesday, May 19, 2015 ~3:00 p.m.
- Regular Council – Tuesday, May 19, 2015 ~ 5:00 p.m. after Committee of the Whole
- May 13, 2015 – Scheduled – Drainage Meeting ~ 6:30 p.m.
- Regular Council – Monday, June 1, 2015 ~6:30 p.m.

**In Camera**

- Property & Legal

**ADJOURNMENT:**

The Mayor called the meeting to order at 4:25 p.m. and asked members of Council to declare any possible conflicts of interest at the appropriate time.

None declared.

**ADOPT MINUTES:**

Moved by J. Agar

Seconded by D. Randell

**Motion #1** That the Minutes from the Council meeting Session #7 held April 6, 2015 be received and accepted as printed.

**CARRIED**

Moved by D. Randell

Seconded by J. Agar

**Motion #2** That the Minutes from the Moore Museum Advisory Committee meeting held April 1, 2015 be received as printed.

**CARRIED**

Moved by J. Agar

Seconded by D. Randell

**Motion #3** That the Minutes from the Corunna Community Policing Committee meeting held March 3, 2015 be received as printed.

**CARRIED**

**Business Arising from the Minutes:**

The Mayor asked for clarification as to whether Linda Kennedy attended a drug seminar as a speaker in partnership with the Corunna Community Policing Committee as a representative from the Township or as an individual. If representing the Township, Staff must ask for permission to prior to attending.

Moved by J. Agar

Seconded by D. Randell

**Motion #4** That the Minutes from the Heritage St. Clair Committee meeting held March 18, 2015 be received as printed.

**CARRIED**

At the appointed time of 4:30 p.m. Mayor Arnold welcomed Jake Lozon from Rural Lambton Stewardship to come forward to address Council about a request to manage some of the Township’s wider roadsides by growing native grasses and forbs.

Mr. Lozon advised Council that they have planted native grasses along Highway 40 from Wallaceburg to Sarnia and it has been a great success. Mr. Lozon continued by stating that he would be more than willing to work with Township staff to determine which areas would be best suited for this type of initiative.

Moved by T. Kingston

Seconded by S. Miller

**Motion #5** That Council accept the request from the Rural Lambton Stewardship with regard to roadside management in St. Clair Township and that Council direct Gary Depooter to work with Jake Lozon at Rural Lambton Stewardship to help identify potential lands.

**CARRIED**

**CORRESPONDENCE:**

Moved by J. Agar

Seconded by D. Randell

**Motion #6** That Council deny the request submitted by the Corunna United Church to act as their maintenance account trustee.

**CARRIED**

Moved by D. Randell

Seconded by S. Miller

**Motion #7** That the request for a donation towards the 2<sup>nd</sup> Annual Alan Day Charity Open Golf Tournament be referred to the Finance and Administration Committee for consideration.

**CARRIED**

Moved by J. Agar

Seconded by T. Kingston

**Motion #8** That the request for a conditional permit agreement for a foundation permit from HD Industrial Services be approved with a required amount of \$10,000 for security as per the agreement.

**CARRIED**

Moved by J. Agar

Seconded by D. Randell

**Motion #9** That Council accept the following items of correspondence as per Council's direction:

- a) Alan Day Charity Golf Tournament
- b) Corunna United Church – Cemetery Request
- c) HD Industrial – Conditional Permit

**CARRIED**

**INFORMATION:**

Moved by S. Miller

Seconded by D. Randell

**Motion #10** That the request for sponsorship to the 13<sup>th</sup> Annual Charity VON Golf Tournament be referred to the Finance and Administration Committee for consideration.

**CARRIED**

Moved by J. Agar

Seconded by S. Miller

**Motion #11** That Council grant an extension to an order to comply for properties municipally known as 2417 & 2421 Plank Road to August 31, 2015.

**CARRIED**

Moved by D. Randell

Seconded by J. Agar

**Motion #12** That the following items of information be dealt with as per Council's instructions for items identified as agenda items #1 thru 9:

- 1) VON Golf Tournament
- 2) Lincoln M. Alexander Award 2015
- 3) No Quick Fix
- 4) Township of Madawaska – Hydro Rates
- 5) Enniskillen – Official Plan Open House
- 6) Information for Ratepayers- Sinclair-Virostek Drain
- 7) 2417/2421 Courtright Line Property Standards Request
- 8) 1962 Plank Road – Property Standards Request
- 9) Clean Harbours – Lambton Landfill Expansion

**CARRIED**

**REPORTS OF COMMITTEES AND OFFICERS:**

Moved by J. Agar

Seconded by J. DeGurse

**Motion #13** That it be recommended to Council that the report of Ezio Nadalin - Planner dated April 15, 2015 with regard to a Zoning By-law Amendment – 2566 Tulloch Line be accepted.

**CARRIED**

**DEPUTATIONS:**

At the appointed time of 5:15 p.m. Mayor Arnold called to order a public meeting related to a proposed zoning by-law amendment for 2566 Tulloch Line. Township Planner - Ezio Nadalin summarized his report dated April 15, 2015 in which he recommended the proposal for approval as the rezoning is a condition of severance B-14/14 where a rural residential lot was created as a result of farm consolidation and a surplus farm dwelling. Mayor Arnold asked if anyone wished to speak in support of or in opposition to the application. Joe Kerr informed Council that he represented the proponent and has seen the Planner's report and had nothing to add.

Moved by S. Miller

Seconded by D. Randell

**Motion #14** That the zoning by-law amendment for 2566 Tulloch Line be approved and that conditions of severance B-14 /14 be considered satisfied, subject to the appeal period.

**CARRIED**

**Heritage St. Clair**

At the appointed time of 5:30 p.m. Mayor Arnold welcomed Heritage St. Clair and asked Dave Pattenden to come forward to discuss the request for the Township's first Municipal Register which would identify properties with architectural and/or historical or natural heritage significance.

Mayor Arnold noted that he would like to have the authors of the book entitled *The Men of Sombra and Moore in World War I*, Gail Moran and Catharine Bouman, sign the Township's copy that was presented to Council at its previous meeting so that it can be placed on display at the St. Clair Civic Centre.

Mr. Pattenden explained the purpose of the request of the Municipal Register before Council. Councillor Kingston asked if the Heritage Committee has already compiled a list of identified properties. Mr. Pattenden advised Council that a list has been drafted however, it is a working list that is currently being reviewed and amended. Mr. Pattenden further advised Council that the sole reason for the registry would be to provide the Heritage Committee notification that a demolition permit has been applied for by the property owner.

Councillor Randell advised Council that he does not believe that this is a municipal responsibility and is concerned that this registry will lead to the designation of properties throughout the Township which is not the intent of Council. Councillor Randell also noted that he has concerns with initial costs to the Township and liability.

Mr. Pattenden further noted that the inclusion of properties on the Register must be endorsed by the property owner(s) and if a property owner wishes to be removed from the Register at any time, they will do so. Mr. Pattenden also noted that this request does not include designating lands. It is solely to set up a Register with a number of properties listed to be flagged at the time of a demolition permit request.

Moved by J. Agar

Seconded by S. Miller

**Motion #15** That the request to establish a Municipal Register be accepted and permission be granted to proceed with the Municipal Register as discussed.

**CARRIED**

**Property Standards Request: 1962 Plank Road**

At the appointed time of 5:45 p.m., Council proceeded to discuss the property owner's request dated April 15, 2015 in the property owner's absence as she was not present at the scheduled time.

Moved by J. Agar

Seconded by S. Miller

**Motion #16** That the request for an extension for a property standards matter for 1962 Plank Road be accepted and that the extension be granted with a revised deadline for compliance being August 31, 2015.

**CARRIED**

**TREASURER'S REPORT:**

Moved by T. Kingston

Seconded by J. DeGurse

**Motion #17** That it be recommended to Council that the report of Charles Quenneville – Director of Finance dated April 14, 2015 with regard to Infrastructure Ontario Loan Interest Rate 2.01% be accepted and received and that Council approve that the Treasurer, Clerk & Mayor be authorized to sign all necessary debenture documents including By-Law 2015-18 in the amount of \$3,502,000 million at 2.01% paid semi-

annual for ten years with a debenture date of May 1, 2015 with Ontario Infrastructure and Lands Corporation (OILC).

**CARRIED**

**PROPERTY STANDARDS/BY-LAW ENFORCEMENT OFFICER'S REPORT:**

Moved by T. Kingston

Seconded by J. DeGurse

**Motion #18** That it be recommended to Council that the report of Kelly Bedard – Property Standards/By-law Enforcement Officer dated April 15, 2015 be accepted as received.

**CARRIED**

Moved by S. Miller

Seconded by J. DeGurse

**Motion #19** That it be recommended to Council that the report of Kelly Bedard – Property Standards/By-law Enforcement Officer dated April 16, 2015 be accepted as received.

**CARRIED**

**DEPUTY CLERK/COORDINATOR OF PLANNING:**

Moved by J. DeGurse

Seconded by T. Kingston

**Motion #20** That it be recommended to Council that the report of Carlie McClemens – Deputy Clerk/Coordinator of Planning dated April 15, 2015 with regard to the Request for Extension for Temporary Trailer – 4391 Hwy.40 (Pembina Site) be received and that Council grant the request accordingly with an extension until September 30, 2015.

**CARRIED**

**CLERK'S REPORT:**

Moved by T. Kingston

Seconded by S. Miller

**Motion #21** That it be recommended to Council that the report of Jeff Baranek – Clerk dated April 15, 2015 with regard to the Industrial Special Services By-law be received and accepted and that Council authorize staff to submit the draft by-law to the Township solicitor for review.

**CARRIED**

**MOTIONS:**

**BY-LAWS:**

Moved by S. Miller

Seconded by T. Kingston

**Motion #22** That By-laws 18 and 22 receive all three readings and that the Mayor and Clerk be authorized to execute appurtenant agreements and be thereby passed:

By-law Number 18 of 2015 – Debenture By-law – Infrastructure Ontario

By-law Number 22 of 2015 – Amend Comprehensive By-law No.17 of 2003

**CARRIED**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**UPCOMING MEETINGS:**

- Regular Council – Monday, May 4, 2015 ~ 6:30 p.m.
- Committee of the Whole – Tuesday, May 19, 2015 ~3:00 p.m.
- Regular Council – Tuesday, May 19, 2015 ~ 5:00 p.m. after Committee of the Whole
- May 13, 2015 –Scheduled – Drainage Meeting ~ 6:30 p.m.
- Regular Council – Monday, June 1, 2015 ~6:30 p.m.

**COUNCILLOR’S REPORTS:**

**Jim DeGurse:**

Councillor DeGurse asked if Staff has any updates on the current use of the old Murray Street School (389 Murray Street). Carlie McClemens informed Council that two OPP officers attended the Township office a few weeks ago asking for further information about the current owner and zoning of the property. An investigation of the property is currently underway by the OPP and we have not received any updates as of yet.

Councillor DeGurse continued by asking for an update on the pedestrian crosswalk in Corunna on Lyndoch Street. Jeff Baranek advised Council that this matter has been delayed until October.

**Mayor Steve Arnold:**

Mayor Arnold advised Council that he had recently attended the National Energy Board Seminar in Sarnia.

Mayor Arnold continued by advising Council that there are a number of upcoming LAWSS meetings scheduled.

The Mayor further noted that he recently attended an event at the Corunna Legion which recognized employees for safety achievements.

Mayor Arnold continued by advising that he attended the Flags Banquet and brought greetings from Council.

Mayor Arnold attended a meeting with representatives from OPG with regards to funding for the Lambton Children’s Safety Village.

Mayor Arnold further noted that he plans to attend the upcoming dinners on April 26, 2015 at the United Church in Brigden and at the Courtright Church.

Mayor Arnold also noted that there is a Lambton Elderly Outreach dinner scheduled for April 29, 2015 and, further to that, Councillor Agar has been asked to kindly attend to bring greetings on behalf of Council.

Mayor Arnold concluded by stating that a meeting should be scheduled with Gary Hackett regarding signage at Brander Park to recognize Shell’s contributions.

**IN-CAMERA:**

Moved by S. Miller

Seconded by D. Randell

**Motion # 23** 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 #24** That the meeting do hereby adjourn.

**CARRIED**

The meeting adjourned at 6:15 p.m.

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Mayor - Steve Arnold

Deputy Clerk – Carlie McClemens