

**TOWNSHIP OF ST. CLAIR
COUNCIL MINUTES
SESSION #2**

St. Clair Township Civic Centre
January 18, 2016
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

**TOWNSHIP OF ST. CLAIR
COUNCIL AGENDA**

St. Clair Township Civic Centre
January 18, 2016
5:00 p.m.

Declaration of Conflict of Interest:

Minutes:

Regular Council Meeting Minutes – Session #1 – January 4, 2016

Business Arising from the Minutes:

DEPUTATIONS AND APPOINTMENTS:

5:15 p.m. – Fence variance request – 3885 St. Clair Pkwy.
6:00 p.m. – Notice of Public Meeting – Development Charges
6:15 p.m. – Cowan Insurance

CORRESPONDENCE:

- a) LAWSS – Antenna on Brigden Water Tower
- b) MEPCO 2016

INFORMATION:

- 1) CF Industries - ECA
- 2) Permits for December 2015
- 3) Union Gas – Deferral Account

DRAINS:

REPORTS OF COMMITTEES AND OFFICERS:

- Barry Uitvlugt, Senior Planner
- Paddock Green By-law to Remove a Holding Symbol

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- Site Plan Control Amendment for Trillium Distribution Inc.

DEPUTY CLERK/COORDINATOR OF PLANNING:

CLERK'S REPORT:

- Status of 411 Beresford Street

CAO'S REPORT:

MOTIONS:

BY-LAWS:

- 3 of 2016 – Tile Loan By-law
- 4 of 2016 – Site Plan Agreement – Trillium Distribution Inc. (2351 Greenfield Road)
- 5 of 2016 – Removal of Holding Symbol – Paddock Green

COUNCILLORS' REPORTS:

UNFINISHED BUSINESS:

NEW BUSINESS:

UPCOMING MEETINGS:

- Regular Council – Monday, February 1, 2016 ~ 6:30 p.m.
- Committee of the Whole – Tuesday, February 16, 2016 ~ 3:00 p.m.
- Regular Council – Tuesday, February 16, 2016 ~ 5:00 p.m. after Committee of the Whole
- Regular Council – Monday, March 7, 2016 ~ 6:30 p.m.
- Committee of the Whole – Monday, March 21, 2016 ~ 3:00 p.m.
- Regular Council – Monday, March 21, 2016 ~ 5:00 p.m. after Committee of the Whole

In Camera

- Legal, Personal & Property

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.

ADOPT MINUTES:

Moved by D. Randell

Seconded by J. Agar

Motion #1 That the Minutes from the Council meeting Session #1 held January 4, 2016 be received and accepted as printed.

CARRIED

CORRESPONDENCE:

Moved by P. Gilliland

Seconded by D. Randell

Motion #2 That the request from LAWSS to install an antenna on the Brigden Water Tower as part of their radio system upgrades be referred to staff for their review.

CARRIED

Moved by D. Randell

Seconded by T. Kingston

Motion #3 That the request submitted by Municipal Employer Pension Centre of Ontario (MEPCO) be received as information.

CARRIED

Moved by J. Agar

Seconded by D. Randell

Motion #4 That Council accept the following items of correspondence as per Council's direction:

- a) LAWSS – Antenna on Brigden Water Tower
- b) MEPCO 2016

CARRIED

INFORMATION:

Moved by D. Randell

Seconded by P. Gilliland

Motion #5 That the following items of information be dealt with as per Council's instructions for items identified as agenda items #1 thru 4:

- 1) CF Industries - ECA
- 2) Permits for December 2015
- 3) Union Gas – Deferral Account
- 4) SCRCA – Annual General Meeting

CARRIED

DRAINS:

REPORTS OF COMMITTEES AND OFFICERS:

Moved by P. Gilliland

Seconded by J. Agar

Motion #6 That the report of Barry Uitvlugt – Senior Planner dated January 12, 2016 be received and that Council pass By-law 5 of 2016 to remove the holding symbol on lands described as lots in Plan 730, geographic Township of Moore, Township of St. Clair.

CARRIED

Moved by J. DeGurse

Seconded by T. Kingston

Motion #7 That the report of Barry Uitvlugt – Senior Planner dated January 12, 2016 be received and that Council pass By-law 4 of 2016 to execute an agreement for site plan control on lands described as Front Concession, Part Lot 5, RP 25R8615 Parts 13, 16, 19, 20, 29 & 30, geographic Township of Moore, Township of St. Clair, County of Lambton, municipally known as 2351 Greenfield Road.

CARRIED

CLERK'S REPORT:

Moved by T. Kingston

Seconded by J. DeGurse

Motion #8 That it be recommended to Council that the report of Jeff Baranek – Clerk dated January 13, 2016 with regard to the Status of 411 Beresford Street be received as information.

CARRIED

MOTIONS:

Moved by T. Kingston

Seconded by S. Miller

Motion #9 That the recommendations from January 18, 2016 - Committee of the Whole – Finance & Administration and Public Works & Operations Committees be received and approved.

CARRIED

BY-LAWS:

Moved by S. Miller

Seconded by T. Kingston

Motion #10 That the following By-laws receive all three readings and be thereby passed and that the Mayor and Clerk be authorized to execute appurtenant agreements:

- 3 of 2016 – Tile Loan By-law
- 4 of 2016 – Site Plan Agreement – Trillium Distribution Inc. (2351 Greenfield Road)
- 5 of 2016 – Removal of Holding Symbol – Paddock Green

CARRIED

DEPUTATIONS AND APPOINTMENTS:

Fence Variance Request – 3885 St. Clair Parkway

At the appointed time of 5:15 p.m., Mayor Arnold welcomed those in attendance for a fence variance request submitted by Mike McGuire and Liz Vandenberg, owners of 3885 St. Clair Parkway.

Mayor Arnold advised that a letter of opposition was submitted by the owners of 3883 St. Clair Parkway. Among their concerns is a potential decrease in property value and an interruption in the panoramic view of the river.

Mike McGuire advised Council that they purchased the property in May 2015 and began extensive renovations to the dwelling. They worked in conjunction with the SCRCA and Township for all renovations. There was an existing wrought iron fence between their property and the neighbour to the north.

Prior to the erection of the fence in question, Mike and Liz consulted with the neighbours and showed them the approximate location of the proposed fence. Then, they consulted the fence by-law where it was their interpretation that, as long as a fence did not extend fully from the rear of the dwelling to the seawall, that a fence was permitted. Thus, they erected a fence 33 feet towards the seawall from an existing fence, leaving 26 feet between the end of the new fence and the seawall.

The owners of the subject property retained the services of a planner, Greg Priamo of Priamo Planners Inc., who advised Council that fences are not uncommon in the area and admitted that, although the fence was erected illegally, it was done in good faith as they had consulted neighbours and reviewed the fence by-law. He argued that the by-law allowed for such variances but, agreed that it should have been sought prior to the erection of the fence.

Maarten de Pooter of 3883 St. Clair Parkway reinforced his written comments by advising that he has lived in his house for 36 years and always had good relations with neighbours until now. He opined that by-laws are in place for a reason and asked that this one be enforced to prohibit any fence in the area between houses and the seawall.

Beverly Keohan of 3889 St. Clair Parkway advised Council that the only fences in rear yards in the neighbourhood are made of translucent materials in an effort not to disrupt views.

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Councillor Miller stated his opinion that by-laws are in place for a reason and that the only exceptions to the by-law granted by Council in his recollection have been for translucent fences.

Moved by S. Miller

Seconded by D. Randell

Motion #11 That the fence variance request submitted by the owners of 3885 St. Clair Parkway to allow a rear yard fence between the rear of the house and the seawall be denied and that the existing plastic fence sections be removed within 30 days of today's date (January 18, 2016) to avoid legal action by the Township.

CARRIED

Public Meeting - Development Charges

At the appointed time of 6:00 p.m., Mayor Arnold welcomed Treasurer - Charlie Quenneville to present the Development Charges background study and proposed rates for a five year term.

Charlie advised that the development charges have to be reviewed every 5 years by an independent consultant who determines the maximum a municipality can charge for new development to help cover necessary hard and soft services. For the past five years, the current by-law charged \$3500 for a single detached residential dwelling.

The new study determined that the municipality could possibly charge up to \$8,423 for single detached, \$7,266 for multi residential, \$4,305 for apartments, and \$19.53/square foot for non-residential.

The proposed rates for the new by-law are \$4,250 for single residential, \$4,110 for multi residential, \$2,125 for apartments and \$4.83/m² for non-residential developments.

The proposed rates are low compared to local municipalities. This is favourable for attracting development.

Charlie advised the proposal includes an exemption for farm buildings for bona fide farm operations.

Moved by S. Miller

Seconded by D. Randell

Motion #12 That the Development Charges rates for residential and non-residential be approved as shown below and that farm buildings on bona fide farms be exempted from Development Charges, and that a final by-law be brought back for consideration:

Single Residential	\$4,250
Multi-Residential	\$4,110
Apartments	\$2,125
Non-Residential	\$4.83/m ²

CARRIED

UNFINISHED BUSINESS:

UPCOMING MEETINGS:

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COUNCILLORS' REPORTS:

Councillor Randell:

Councillor Randell advised he has been reappointed to the Source Water Protection Committee for a six month period. He continued by advising Rural Lambton Stewardship Network (RLSN) has received Provincial funding to begin an Alternate Land Use Services (ALUS) program in Lambton County. It will provide land rent payments as incentive to protect fragile and marginal farmland by retiring it from being actively farmed. Darrell will be on the project review committee.

Councillor Kingston:

Councillor Kingston attended the Accommodations Review Committee (ARC) meeting discussing the possible closure of SCITS Secondary School in Sarnia with the relocation of all students to a renovated St. Clair Secondary School. She also noted she will be absent from the meeting on February 1, 2016.

Councillor Degurse:

Councillor Degurse attended the recent Moore Agricultural Society Meeting and the Silver Stick Hockey Tournament.

Mayor Steve Arnold:

Mayor Arnold advised he attended the Healthy Futures Program launch in Lambton Shores with local coordinator Linda Kennedy where funding in the neighbourhood of \$800,000 to \$900,000 has been allocated to Lambton County for programs and capital projects to encourage children to play outside. Mayor Arnold also participated in the opening ceremonies for the Silver Stick Hockey Tournament held in Mooretown over the weekend.

In other news, Mayor Arnold continues to lobby Pembina for a contribution to the Courtright Splash Pad; attended the Flood Action Meeting; and attended the Lambton Soil and Crop meeting where Al Butler received an achievement award. Mayor Arnold concluded by advising that he will attend the Great Lakes and St. Lawrence Mayors' Initiative conference in London on January 27 and 28 dealing with phosphorus reduction for the Thames River. This will be the pilot project that, if successful, will be used across all watersheds on the Great Lakes.

IN-CAMERA:

Moved by D. Randell

Seconded by T. Kingston

Motion #13 That the meeting enter an in-camera session to discuss personnel, legal and property matters.

CARRIED

Mayor Arnold declared the meeting back into open session and noted there was nothing to rise and report.

DEPUTATIONS AND APPOINTMENTS:

Cowan Insurance

At this point of the meeting, Deputy Mayor Gilliland excused himself for the remainder.

At the appointed time of 6:15 pm, Mayor Arnold welcomed Tony Commisso of Cowan Insurance, and Insurance Adjuster Stacey Ewing to come forward and make their presentation.

For the calendar year 2016, the insurance policy will see a 0.1% rate increase. The proposal is for coverage for 2016 to remain unchanged, however, Tony advised that he

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would like to highlight two areas that may require attention: claims trend and deductible program.

For the 2014 year, the Township's claim ratio (actual dollars spent compared to dollars spent on claims by Cowan) was 41%, compared to 58% in 2015. This is in large part due to some lengthy expensive claims that have reached or are nearing their conclusion. Tony expects the ratio to return to normal levels consistent with previous years for 2016.

The deductible program allows the municipality to adjust deductibles for specific policies which could save the Township money. Tony is going to produce a report showing claims histories and whether or not the deductible being increased or decreased would benefit the Township.

Moved by S. Miller

Seconded by J. Degurse

Motion #14 That the insurance policy for 2016 be approved as proposed by Cowan Insurance and a report be produced showing the deductible comparisons for past claims to determine if alterations to deductible amounts should be modified.

CARRIED

NEW BUSINESS:

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

Moved by S. Miller

Seconded by D. Randell

Motion #15 That the meeting do hereby adjourn.

CARRIED

The meeting adjourned at 6:30 p.m.

Mayor - Steve Arnold

Clerk - Jeff Baranek