

**TOWNSHIP OF ST. CLAIR  
COUNCIL MINUTES  
SESSION #4**

St. Clair Township Civic Centre  
February 16, 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  
February 16, 2016  
5:00 p.m.

**Declaration of Conflict of Interest:**

**Minutes:**

Regular Council Meeting Minutes – Session #3 – February 1, 2016  
Sombra Township Museum Board Committee Meeting – January 21, 2016  
Moore Museum Advisory Committee Meeting – February 3, 2016  
Corunna Community Policing Committee Meeting – January 5, 2016

**Business Arising from the Minutes:**

**DEPUTATIONS AND APPOINTMENTS:**

5:30 p.m. – Courtright Splash Pad – Donation Ceremony  
5:45 p.m. – Taxi By-Law Enforcement - Jamie Butler & Mark Smith

**CORRESPONDENCE:**

- 1) 1590 Sixth Street – Property Standards Response
- 2) CCpC – Donation Request
- 3) 1580 Karen Court – Property Standards
- 4) Harsens Island Bridge

**INFORMATION:**

- a) Spriet – OGRA/ROMA Hospitality Suite
- b) Permits – January 2016
- c) County of Lambton – Official Plan Open House
- d) Resolution – OMB Jurisdiction
- e) ROMA/OGRA – delegation with MOE
- f) MS Carnation Campaign

**DRAINS:**

By-law #3 of 2016, being a by-law to raise the sum of \$7553.14 being money expended out of the General Funds of the Township of St. Clair for the 2015 expenditures to the Port Lambton Storm Sewer Drain be given the necessary readings and signed by the Mayor and Clerk, and the Corporate Seal affixed thereto and be finally passed.

By-law #4 of 2016, being a by-law to raise the sum of \$15,498.10 being money expended out of the General Funds of the Township of St. Clair for the maintenance to various drains in the Township be given the necessary readings and signed by the Mayor and Clerk, and the Corporate Seal affixed thereto and be finally passed.

By-law #5 of 2016, being a by-law to raise the sum of \$11,714.77 being money expended out of the General Funds of the Township of St. Clair for the maintenance to various drains in the Township be given the necessary readings and signed by the Mayor and Clerk, and the Corporate Seal affixed thereto and be finally passed.

By-law #6 of 2016, being a by-law to raise the sum of \$12,585.88 being money expended out of the General Funds of the Township of St. Clair for the maintenance to various drains in the Township be given the necessary readings and signed by the Mayor and Clerk, and the Corporate Seal affixed thereto and be finally passed.

By-law #7 of 2016, being a by-law to raise the sum of \$7933.32 being money expended out of the General Funds of the Township of St. Clair for the maintenance to various drains in the Township be given the necessary readings and signed by the Mayor and Clerk, and the Corporate Seal affixed thereto and be finally passed.

**REPORTS OF COMMITTEES AND OFFICERS:**

**TREASURER'S REPORT:**

- Approving the 2016 Development Charge By-law 9 of 2016

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

- Property Standards Update

**DEPUTY CLERK/COORDINATOR OF PLANNING:**

- Deeming By-law Request – 1185 Emily Street, Mooretown
- Request for Extension for Temporary Modular Building – 4391 Highway 40 (Pembina Site)

**CLERK'S REPORT:**

**CAO'S REPORT:**

**MOTIONS:**

**BY-LAWS:**

- 9 of 2016 – Development Charges
- 10 of 2016 – Water & Sanitary Sewer Rates
- 11 of 2016 – Deeming By-law

**COUNCILLORS' REPORTS:**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**UPCOMING MEETINGS:**

- 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 & Property

**ADJOURNMENT:**

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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 #3 held January 18, 2016 be received and accepted as printed.

**CARRIED**

Moved by J. Agar

Seconded by D. Randell

**Motion #2** That the Minutes from the following meetings be received as printed:

- a) Sombra Township Museum Board Committee Meeting – January 21, 2016
- b) Moore Museum Advisory Committee Meeting – February 3, 2016
- c) Corunna Community Policing Committee Meeting – January 5, 2016

**CARRIED**

**CORRESPONDENCE:**

Moved by D. Randell

Seconded by T. Kingston

**Motion #3** That the restoration plan for the detached garage at 1590 Sixth Street in Courtright submitted by the owner to have the roof repaired in the Spring of 2016 be received and approved.

**CARRIED**

Moved by S. Miller

Seconded by T. Kingston

**Motion #4** That the donation request submitted by the CCpC be referred to the operating budget meeting March 10, 2016.

**CARRIED**

Moved by D. Randell

Seconded by J. Agar

**Motion #5** That the property standards request submitted for the property known as 1580 Karen Court in Courtright be referred to staff for investigation and that staff be authorized to provide 30 days for the owner to rectify any non-compliance.

**CARRIED**

Moved by D. Randell

Seconded by P. Gilliland

**Motion #6** That Township staff be advised to submit a letter to Clay Township advising of concerns over the proposed bridge over the St. Clair River to Harsen's Island.

**CARRIED**

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Moved by J. Agar

Seconded by P. Gilliland

**Motion #7** That Council accept the following items of correspondence as per Council's direction:

- 1) 1590 Sixth Street – Property Standards Response
- 2) CCpC – Donation Request
- 3) 1580 Karen Court – Property Standards
- 4) Harsens Island Bridge

**CARRIED**

**INFORMATION:**

Moved by P. Gilliland

Seconded by D. Randell

**Motion #8** That the request submitted by the Multiple Sclerosis Society of Canada to host the 2016 Carnation Campaign from May 6-8, 2016 across the Township be received and approved.

**CARRIED**

Moved by J. Agar

Seconded by D. Randell

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

- a) Spriet – OGRA/ROMA Hospitality Suite
- b) Permits – January 2016
- c) County of Lambton – Official Plan Open House
- d) Resolution – OMB Jurisdiction
- e) ROMA/OGRA – delegation with MOE
- f) MS Carnation Campaign

**CARRIED**

**DRAINS:**

Moved by P. Gilliland

Seconded by J. Agar

**Motion #10** That Drainage By-law #3 of 2016, being a by-law to raise the sum of \$7553.14 being money expended out of the General Funds of the Township of St. Clair for the 2015 expenditures to the Port Lambton Storm Sewer Drain be given the necessary readings and signed by the Mayor and Clerk, and the Corporate Seal affixed thereto and be finally passed.

**CARRIED**

Moved by D. Randell

Seconded by J. Agar

**Motion #11** That Drainage By-law #4 of 2016, being a by-law to raise the sum of \$15,498.10 being money expended out of the General Funds of the Township of St. Clair for the maintenance to various drains in the Township be given the necessary readings and signed by the Mayor and Clerk, and the Corporate Seal affixed thereto and be finally passed.

**CARRIED**

Moved by J. Agar

Seconded by D. Randell

**Motion #12** That Drainage By-law #5 of 2016, being a by-law to raise the sum of \$11,714.77 being money expended out of the General Funds of the Township of St. Clair for the maintenance to various drains in the Township be given the necessary readings and signed by the Mayor and Clerk, and the Corporate Seal affixed thereto and be finally passed.

**CARRIED**

Moved by P. Gilliland

Seconded by J. Agar

**Motion #13** That Drainage By-law #6 of 2016, being a by-law to raise the sum of \$12,585.88 being money expended out of the General Funds of the Township of St. Clair for the maintenance to various drains in the Township be given the necessary readings and signed by the Mayor and Clerk, and the Corporate Seal affixed thereto and be finally passed.

**CARRIED**

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Moved by J. Agar

Seconded by P. Gilliland

**Motion #14** That Drainage By-law #7 of 2016, being a by-law to raise the sum of \$7933.32 being money expended out of the General Funds of the Township of St. Clair for the maintenance to various drains in the Township be given the necessary readings and signed by the Mayor and Clerk, and the Corporate Seal affixed thereto and be finally passed.

**CARRIED**

**DEPUTATIONS AND APPOINTMENTS:**

**Courtright Splash Pad**

At the appointed time of 5:30 p.m., Mayor Arnold welcomed the representatives of the Courtright Splash Pad Committee to come forward.

The committee advised they have raised \$40,000 towards their contribution to the splash pad to be installed at Courtright Park.

Mayor Arnold commended the committee on their efforts. He then introduced Patty Harkins who is donating \$25,000 towards the project. Patty is a local real estate agent who recently completed a transaction with the Township and generously agreed to donate towards the project. Mayor Arnold commended the sizeable donation on her behalf, noting her big heart for the community.

The Courtright Splash Pad Committee graciously accepted the donation and thanked Mrs. Harkins for her generosity.

**Taxi By-law Enforcement**

At the appointed time of 5:45 p.m., Mayor Arnold welcomed Mark Smith to come forward. Mr. Smith advised he would like to discuss the enforcement of the Township's by-law with regard to cab service.

Mr. Smith advised that his broker, Jamie Butler, is the only broker licensed within the Township yet, cab companies from Sarnia continue to pick up patrons within the Township. Mr. Butler and Mr. Smith retain licenses within the City of Sarnia as well as within the Township.

The enforcement of the by-law would be done by the Clerk's office. Staff is directed to produce a report on effective ways to enforce the taxi by-law.

**Demolition of 411 Beresford Street – Art Vanderwerff**

At the appointed time of 6:00 p.m., Mayor Arnold welcomed Art Vanderwerff, owner of 411 Beresford Street to come forward.

Art Vanderwerff protested that he complied with the Order issued on his property on September 30, 2015, though he admits it was not within the original timeline. Mr. Vanderwerff advised Council that he has complied with the Order's requirements by retaining a soils and structural engineer and applying for a permit from the SCRCA.

Mr. Vanderwerff advised that he was unable to meet the original Order deadline as he was working a shutdown 14 hours a day, 7 days a week. He indicated this was communicated to Kelly Bedard on the date the Order was issued.

Art advised that the timeline identified on the Order was too tight to obtain a permit from the SCRCA as, he has been told by people from previous encounters, that it can take as long as eight months.

Mayor Arnold advised that, although the timeline on the Order was tight, there was no attempt at communication from the owner to the Township within that time. Further, the motion to obtain quotes to demolish the dwelling was not passed until December 21,

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2015. The tender was not awarded until February 1, 2016, at which point four months had lapsed since the issuance of the Order.

Mr. Vanderwerff is requesting a time extension to allow him to secure a permit to restore the dwelling and avoid its demolition.

Moved by T. Kingston

Seconded by J. Degurse

**Motion #15** That the demolition for 411 Beresford Street be delayed 60 days to allow time for the owner to secure permits for the restoration of the dwelling.

**CARRIED**

**REPORTS OF COMMITTEES AND OFFICERS:**

**TREASURER'S REPORT:**

Moved by J. DeGurse

Seconded by S. Miller

**Motion #16** That the report by Charles Quenneville – Director of Finance dated February 4, 2016 with regard to Approving the 2016 Development Charge By-law 9 of 2016 be received and that the following recommendations be approved:

- 1) That Council approve the capital projects as set out in the December 23, 2015 Development Charges Background Study.
- 2) That Council approve the Development Charge Background Study dated December 23, 2015 as prepared by Hemson Consulting Ltd.
- 3) That the Council of the Township of St. Clair, on February 16, 2016 determined that no additional public meetings were required under Section 12 of the *Development Charges Act*.
- 4) That the Council of the Township of St. Clair on February 16, 2016 indicates its intent that the future excess capacity identified in the Development Charges Background Study, prepared by Hemson Consulting Ltd. Dated December 23, 2015, shall be paid for by development charges or other similar charges.
- 5) That Council enact a by-law 9 of 2016, adopting the rates and policies provided within and authorize the Clerk and Mayor to sign the by-law.

**CARRIED**

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

Moved by S. Miller

Seconded by J. DeGurse

**Motion #17** That the Property Standards Update report by Kelly Bedard – Property Standards/By-law Enforcement Officer dated February 10, 2016 be received.

**CARRIED**

Moved by T. Kingston

Seconded by J. DeGurse

**Motion #18** That the Property Standards Officer be directed to obtain updated quotes and further proceed with the lowest quote to complete the clean up at 3678 Kimball Road.

**CARRIED**

Moved by S. Miller

Seconded by T. Kingston

**Motion #19** That the Property Standards Officer be directed to monitor progress to ensure required work continues at 357 Murray Street.

**CARRIED**

Moved by T. Kingston

Seconded by S. Miller

**Motion #20** That the Property Standards Officer be directed to take no further action until the 1 year deadline has passed at 2421 & 2417 Courtright Line.

**CARRIED**

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Moved by S. Miller

Seconded by T. Kingston

**Motion #21** That the Property Standards Officer be directed to obtain quotes to remove the barn, trailers and other storage containers and further, proceed with the lowest quote at 1204 White Line.

**CARRIED**

**DEPUTY CLERK/COORDINATOR OF PLANNING:**

Moved by S. Miller

Seconded by T. Kingston

**Motion #22** That the report by Carlie McClemens – Deputy Clerk/Coordinator of Planning dated February 10, 2016 regarding a Deeming By-law Request - 1185 Emily Street be received and that By-law 11 of 2016, being a by-law to deem Lots 7 to 12, Block 9, Plan 10 be taken as having been read three times and finally passed and the Mayor and Clerk be authorized to sign the said by-law accordingly.

**CARRIED**

Moved by T. Kingston

Seconded by S. Miller

**Motion #23** That the report by Carlie McClemens - Deputy Clerk/Coordinator of Planning dated February 10, 2016 regarding a Request for Extension for Temporary Modular Building – 4391 Highway 40 (Pembina Site) be received and that the request for an extension be granted accordingly.

**CARRIED**

**MOTIONS:**

Moved by T. Kingston

Seconded by S. Miller

**Motion #24** That the recommendations from February 16, 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 #25** 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:

- 9 of 2016 – Development Charges
- 10 of 2016 – Water & Sanitary Sewer Rates
- 11 of 2016 – Deeming By-law

**CARRIED**

**UNFINISHED BUSINESS:**

**UPCOMING MEETINGS:**

- 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

**COUNCILLORS' REPORTS:**

**Deputy Mayor Gilliland:**

Deputy Mayor Gilliland had the opportunity to represent the Township at the ribbon cutting for the new Warehouse/Office Building for Enbridge on Tecumseh Road. It is a very large, modern, beautiful facility.

**Councillor Randell:**

Councillor Randell recently attended the Lambton Farm Safety Meeting where “Plans on a Post” was discussed. Plans on a Post is a program where farms post their emergency plans on a post so first responders can access it in the case of an emergency.

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**Councillor Kingston:**

Councillor Kingston noted she would not be able to attend the Committee of Adjustment meeting on February 22, 2016 as she will be attending the OGRA/ROMA Conference in Toronto.

**Mayor Steve Arnold:**

Mayor Arnold recently attended the Sustainability Conference in Ottawa and will attend next week's OGRA/ROMA Conference in Toronto where he has a delegation with Parliamentary Assistant Bob Delaney of the Ministry of Energy. He also had the pleasure of attending the Junior Optimist of Moore play date on Family Day held at the Courtright Silverdome which was a wonderful event for the children.

**IN-CAMERA:**

Moved by J. Degurse

Seconded by S. Miller

**Motion #26** That the meeting enter an in-camera session to discuss property matters related to the dock in Courtright; legal matters pertaining to Clean Harbors technical approvals; and a land transfer proposal from Nova Chemicals.

**CARRIED**

Mayor Arnold declared the meeting back into open session and asked if any motions were forthcoming.

Moved by T. Kingston

Seconded by J. Agar

**Motion #27** That the land conveyance proposal by Nova as per their letter dated February 2, 2016 for a portion of the lands east of the Beckwith Street exchange be approved subject to Nova undertaking and registering the necessary survey and assuming all costs thereof.

**CARRIED**

**NEW BUSINESS:**

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

Moved by S. Miller

Seconded by D. Randell

**Motion #28** That the meeting do hereby adjourn.

**CARRIED**

The meeting adjourned at 7:00 p.m.

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Mayor - Steve Arnold

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Clerk - Jeff Baranek