

**ST. CLAIR TOWNSHIP  
COUNCIL MINUTES  
SESSION # 11**

St. Clair Civic Centre  
Council Chambers  
June 6, 2016  
6:30 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
	J. Agar	“
	J. DeGurse	“
	D. Randell	“
Staff:	J. Rodey	CAO
	J. Baranek	Clerk/ Deputy CAO
Regrets:	S. Miller	Councillor

**TOWNSHIP OF ST. CLAIR  
COUNCIL AGENDA**

St. Clair Township Civic Centre  
June 6, 2016  
6:30 p.m.

**Declaration of Conflict of Interest:**

**Minutes:**

Regular Council Meeting Minutes – Session #10 – May 16, 2016  
Finance & Administration Meeting – May 16, 2016  
Public Works & Operations Meeting – May 16, 2016  
Heritage St. Clair Committee Meeting – April 20, 2016  
Moore Museum Advisory Committee Meeting – May 4, 2016  
Sombra Township Museum Board Committee Meeting – May 19, 2016

**Business Arising from the Minutes:**

**DEPUTATIONS AND APPOINTMENTS:**

6:30 p.m. – Bill Yurchuk – Lambton Elderly Outreach – Cheque presentation  
6:45 p.m. – Nova Chemicals  
7:00 p.m. – Public Rezoning Meeting – Proposed Zoning By-law Amendment –  
2758 Rokeby Line\*  
Applicant: William Bruton  
\*See separate agenda

**CORRESPONDENCE:**

- 1) St. Clair River Trail
- 2) Property Standards - 527 Belmont
- 3) Sign Request – Polymoore & Petrolia Line
- 4) No Parking Request – 3722 St. Clair Parkway
- 5) Captain Kidd Days – 2 Requests
- 6) Water Bill Relief – 212 Weaver Court

- 7) SD Hospital – Motion of Support
- 8) Unsafe Building – 415 Beresford St.
- 9) Safety Concern – Albert Blvd. & Birchbank Ave.
- 10) Sir John Moore – Crossing Guard
- 11) W-WIFN HC – Endorsement Request
- 12) Sombra Township Optimists – Annual Soapbox Race
- 13) Property Standards – 1764 St. Clair Parkway

**INFORMATION:**

- a) News Release – Source Water
- b) Memo from CBO – Source Water
- c) RED Program – Grant response
- d) SCRCA – Bus Tour
- e) Invitation – Sombra Raid of 1838
- f) Lambton College Official Groundbreaking Ceremony
- g) Thank You - CCSC
- h) AMO – Delegation Requests
- i) VON Sponsorship
- j) Union Gas - CCAP
- k) City of Sarnia Resolution – Natural gas

**DRAINS:**

By-law #2 of 2016, being a by-law to raise the sum of \$370,180.00 being money expended out of the General Funds of the Township of St. Clair for the improvement and reassessment of the Hescott-Anderson Drain be given the third and final reading and be signed by the Mayor and Clerk, and the Corporate Seal affixed thereto and finally passed.

By-law #12 of 2016, being a by-law to raise the sum of \$78,600.00 being money expended out of the General Funds of the Township of St. Clair for the construction of the Doyle Drain 2016 be given the necessary readings and signed by the Mayor and Clerk, and the Corporate Seal affixed thereto and finally passed.

**REPORTS OF COMMITTEES AND OFFICERS:**

**DRAINAGE SUPERINTENDENT’S REPORTS:**

- Sinclair – Virostek Drain
- Doyle Drain

**COORDINATOR OF ENGINEERING’S REPORTS:**

- Murphy Drain Culvert Replacement
- St. Clair Parkway McKeough Diversion Bridge Rehabilitation
- Urban Asphalt Resurfacing and Emily Street Reconstruction

**TREASURER’S REPORT:**

- LAS Service Line Warranty of Canada (LSWC) Program

**DIRECTOR OF COMMUNITY SERVICES’ REPORTS:**

- Canada 150 Community Infrastructure Program
- Captain Kidd’s Fireworks Approval

**DEPUTY CLERK/COORDINATOR OF PLANNING:**

- Dockside Industrial Park Inc. – 220 St. Clair Parkway
- Information – Zoning & Building Infractions



Council Meeting  
June 6, 2016

Moved by J. Agar

Seconded by D. Randell

**Motion #4** That the Minutes from the Heritage St. Clair meeting held April 20, 2016 be received and accepted as printed.

**CARRIED**

Moved by J. Agar

Seconded by D. Randell

**Motion #5** That the Minutes from the Moore Museum Advisory Committee meeting held on May 4, 2016 be received and accepted as printed.

**CARRIED**

Moved by J. Agar

Seconded by D. Randell

**Motion #6** That the Minutes from the Sombra Township Museum Board Committee meeting be received and accepted as printed.

**CARRIED**

**CORRESPONDENCE:**

Moved by J. Agar

Seconded by T. Kingston

**Motion #7** That the property standards complaint against the property known as 527 Belmont Avenue be referred to staff for investigation.

**CARRIED**

Moved by P. Gilliland

Seconded by D. Randell

**Motion #8** That the request submitted by Harmac Transportation to install a sign at the corner of Polymoore Drive and Petrolia Line be referred the County of Lambton Public Works Department for their review.

**CARRIED**

Moved by T. Kingston

Seconded by J. Degurse

**Motion #9** That the request submitted by the Shilson's for a No Parking Zone to be extended to prohibit parking in front of their property at 3722 St. Clair Parkway be referred to staff for review.

**CARRIED**

Moved by D. Randell

Seconded by P. Gilliland

**Motion #10** That the request submitted by Captain Kidd Days committee to fill up a lagoon pool with approximately 3000 gallons of water be received and that the Fire Department be authorized in principle to provide the water subject to its feasibility and their availability.

**CARRIED**

Moved by J. Agar

Seconded by J. Degurse

**Motion #11** That Captain Kidd Days to be held at Corunna Athletic Park on July 29-31, 2016 be declared a Community Festival thereby authorizing a refreshment tent throughout the event, subject to the Township's Alcohol Management Policy.

**CARRIED**

Moved by P. Gilliland

Seconded by D. Randell

**Motion #12** That the water bill relief request submitted by the owners of 212 Weaver Court be referred to staff for their review.

**CARRIED**

Moved by D. Randell

Seconded by T. Kingston

**Motion #13** That the Township of St. Clair recognizes the urgent and emergent care needs of its residents and supports the continued operation of a 24/7 Emergency Department at Sydenham District Hospital recognizing that it serves a vital function for our community and Council agrees the planning and decision making for healthcare should be made in the communities where the patients reside and thereby endorses the proposed Sydenham – Walpole – St. Clair Health Planning District.

**CARRIED**

Moved by J. Agar

Seconded by J. Degurse

**Motion #14** That staff be directed to begin an investigation into the unsafe building concern against the dwelling at 415 Beresford Street and be advised to begin the process to restore the building to a safe condition, if it is deemed unsafe.

**CARRIED**

Moved by D. Randell

Seconded by T. Kingston

**Motion #15** That the safety concern related to children crossing the intersection at Albert Boulevard and Birchbank Avenue en route to St. Joseph's Elementary School in Corunna be referred to staff for investigation and to the St. Clair District Catholic School Board.

**CARRIED**

Moved by P. Gilliland

Seconded by J. Agar

**Motion #16** That staff be advised to forward the letter submitted by Marie Noel, Principal of Sir John Moore C.S., to the Lambton Kent District School Board for direction on whether or not a crossing guard is required at St. Clair Boulevard, and that staff be directed to produce a report for the consideration of the reduction of the speed limit to 40 kph in the school zone.

**CARRIED**

Moved by P. Gilliland

Seconded by D. Randell

**Motion #17** That Council authorizes the Mayor to draft a letter of endorsement of the W-WIFN HC and Ontario Health Coalition in an effort to stop hospital cuts and restore hospital funding.

**CARRIED**

Moved by T. Kingston

Seconded by J. Agar

**Motion #18** That Brander Park Road be closed from 7 a.m. to 4 p.m. on June 18, 2016 for the Annual Soapbox Races put on by the Sombra Optimist Club in Brander Park and that Public Works be authorized to lend the use of any necessary barricades.

**CARRIED**

Moved by T. Kingston

Seconded by J. Degurse

**Motion #19** That the letter related to the condition of the property known as 1764 St. Clair Parkway be received and that staff be directed to investigate and respond to the letter.

**CARRIED**

Moved by D. Randell

Seconded by J. Agar

**Motion #20** That the following items of correspondence be accepted per Council's direction:

- 1) St. Clair River Trail
- 2) Property Standards - 527 Belmont
- 3) Sign Request – Polymoore & Petrolia Line
- 4) No Parking Request – 3722 St. Clair Parkway
- 5) Captain Kidd Days – 2 Requests
- 6) Water Bill Relief – 212 Weaver Court
- 7) SD Hospital – Motion of Support
- 8) Unsafe Building – 415 Beresford St.
- 9) Safety Concern – Albert Blvd. & Birchbank Ave.
- 10) Sir John Moore – Crossing Guard
- 11) W-WIFN HC – Endorsement Request
- 12) Sombra Township Optimists – Annual Soapbox Race
- 13) Property Standards – 1764 St. Clair Parkway

**CARRIED**

**INFORMATION:**

Moved by D. Randell

Seconded by J. Agar

**Motion #21** That the Township endorse and support the Motion passed by the City of Sarnia on May 30, 2016 related to the reconsideration of the provincial plan to reduce

Council Meeting  
June 6, 2016

greenhouse gas emissions by phasing out the more affordable natural gas for heating in homes.

**CARRIED**

Moved by T. Kingston

Seconded by J. Agar

**Motion #22** That the following items of information be received as per Council's direction:

- a) News Release – Source Water
- b) Memo from CBO – Source Water
- c) RED Program – Grant response
- d) SCRCA – Bus Tour
- e) Invitation – Sombra Raid of 1838
- f) Lambton College Official Groundbreaking Ceremony
- g) Thank You - CCSC
- h) AMO – Delegation Requests
- i) VON Sponsorship
- j) Union Gas - CCAP
- k) City of Sarnia Resolution – Natural gas

**CARRIED**

### **DEPUTATIONS AND APPOINTMENTS:**

#### **Lambton Elderly Outreach**

At the appointed time of 6:30 p.m., Mayor Arnold welcomed Bill Yurchuk of Lambton Elderly Outreach to come forward and accept a donation in the amount of \$1000 to be put towards a new digital sign for LEO.

Mayor Arnold thanked Bill for the continued efforts of LEO in the community stating many residents of St. Clair depend on their services.

#### **Nova Chemicals – 20-20 Update**

At the appointed time of 6:45 p.m., Mayor Arnold welcomed Tom Thompson and asked him to make his presentation about the Operations and Future Plans of the 2020 Project.

Tom Thompson facilitated a power point presentation identifying the potential 2020 Project could be approved as early as 2017. The project would increase the production of ethylene by 50%. The next public open house is being held June 22 from 4:30 p.m. to 7:30 p.m. at the Legion in Corunna.

Mayor Arnold thanked Mr. Thompson for his communication and encouraged open lines throughout the project. He advised that the Township would love to see the expansion come to our community and offered all support to help facilitate its approval.

#### **Public Rezoning – 2758 Rokeby Line**

At the appointed time of 7:00 p.m., Mayor Arnold declared open a public meeting to consider a proposed zoning by-law amendment for a property known as 2758 Rokeby Line.

Planner - Ezio Nadalin summarized his planning report dated May 25, 2016 and advised the application is a condition of consent B02/16 which created a new lot to dispose of a dwelling surplus to a farming operation.

The result of this application would acknowledge the new rural residential lot while prohibiting a dwelling from being erected on the remnant parcel, as per provincial policy.

Mr. Nadalin opined that the intent of the application was in compliance with the intent of Township planning documents and the Provincial Policy Statement and recommended approval.

Council Meeting  
June 6, 2016

Mayor Arnold asked whether anyone would like to speak in support or in objection to the application – nobody took the opportunity. Mayor Arnold then declared the public meeting closed.

Moved by

Seconded by

**Motion #23** That the proposed zoning by-law amendment for 2758 Rokeby Line be approved to prohibit the erection of a dwelling on the remnant parcel and to acknowledge the size of the new rural residential parcel and the appurtenant by-law obtain all three readings and be thereby passed.

**CARRIED**

**DRAINS:**

Moved by J. Agar

Seconded by D. Randell

**Motion #24** That Drainage By-law No. 2 of 2016, being a by-law to raise the sum of \$370,180.00 being money expended out of the General Funds of the Township of St. Clair for the improvement and reassessment of the Hescott-Anderson Drain be given the third and final reading and signed by the Mayor and Clerk and the Corporate Seal affixed thereto and finally passed.

**CARRIED**

Moved by D. Randell

Seconded by J. Agar

**Motion #25** That Drainage By-law No. 12 of 2016, being a by-law to raise the sum of \$78,600.00 being money expended out of the General Funds of the Township of St. Clair for the construction of the Doyle Drain 2016 be given the necessary readings and signed by the Mayor and Clerk and the Corporate Seal affixed thereto and finally passed.

**CARRIED**

**REPORTS OF COMMITTEES AND OFFICERS:**

**DRAINAGE SUPERINTENDENT'S REPORTS:**

Moved by J. Agar

Seconded by D. Randell

**Motion #26** That the report submitted by Drainage Superintendent - Dave Neely dated May 30, 2016 related to the Sinclair-Virostek Drain be received as information and that the tender submitted by Cope Construction & Contracting Inc. in the amount of \$226,903.24 (including net HST) for the Sinclair-Virostek Drain construction be accepted and the Mayor and Clerk be authorized to sign the contract and other related documents.

**CARRIED**

Moved by J. Agar

Seconded by D. Randell

**Motion #27** That the report submitted by Drainage Superintendent - Dave Neely dated June 2, 2016 related to the Doyle Drain be received as information and that the quotation submitted by B.F. Environmental Consultants Ltd. in the amount of \$25,245.10 (including net HST) for the road portion of the Doyle Drain work construction be accepted.

**CARRIED**

**COORDINATOR OF ENGINEERING:**

Moved by D. Randell

Seconded by J. Agar

**Motion #28** That the report submitted by the Director of Engineering - Paul daSilva dated June 1, 2016 related to Murphy Drain Culvert Replacement be received as information and that the tender submitted by BF Environmental Consultants Ltd. in the amount of \$33,360.66 net HST for the Murphy Drain Culvert Replacement project be accepted and the Mayor and Clerk be authorized to sign the contract and other related documents.

**CARRIED**

Council Meeting  
June 6, 2016

Moved by J. Agar

Seconded by D. Randell

**Motion #29** That the report submitted by the Director of Engineering - Paul daSilva dated June 1, 2016 related to St. Clair Parkway McKeough Diversion Bridge Rehabilitation be received as information and that the tender submitted by Triad Contracting in the amount of \$265,991.48 net HST for the St. Clair Parkway McKeough Diversion Bridge Rehabilitation project be accepted and the Mayor and Clerk be authorized to sign the contract and other related documents.

**CARRIED**

Moved by D. Randell

Seconded by J. Agar

**Motion #30** That the report submitted by the Director of Engineering - Paul daSilva dated June 2, 2016 related to Urban Asphalt Resurfacing and Emily Street Reconstruction with Paved Trail be received as information and that the tender submitted by Cope Construction Ltd. in the amount of \$471,785.31 net HST for the Urban Asphalt Resurfacing and Emily Street Reconstruction with Paved Trail project be accepted and the Mayor and Clerk be authorized to sign the contract and other related documents.

**CARRIED**

**TREASURER'S REPORT:**

Moved by J. Degurse

Seconded by T. Kingston

**Motion #31** That the report submitted by Treasurer - Charlie Quenneville dated May 30, 2016 related to LAS Service Line Warranty of Canada (LSWC) Program be received as information and that the following resolution be passed:

WHEREAS homeowners are responsible for the repair and replacement of their sewer and water service lateral lines;

AND WHEREAS, these lines can require maintenance or fail over time due to normal wear and tear;

AND WHEREAS Local Authority Services (LAS) endorsed Service Line Warranties of Canada as a preferred service provider of sewer and water line warranty services;

AND WHEREAS the Township wishes to make such a service available to residents of the municipality.

THEREFORE be it resolved that the Township of St. Clair endorses the Sewer and Water Line Warranty service offered by Service Line Warranties of Canada (SLWC), and endorsed by LAS.

AND THEREFORE the Council of the Township of St. Clair authorizes the Mayor and Treasurer to enter into an agreement where the Township of St. Clair receives warranty revenue with SLWC related to the marketing of the Sewer and Water Line Warranty Service to municipal residents.

**CARRIED**

**DIRECTOR OF COMMUNITY SERVICES:**

Moved by T. Kingston

Seconded by J. Degurse

**Motion #32** That the report submitted by Director of Community Services - Gary Hackett related to Canada 150 Community Infrastructure Program be received as information.

**CARRIED**

Moved by D. Randell

Seconded by P. Gilliland

**Motion #33** That staff be authorized to apply to the Canada 150 Program for funding to be used for Option 2 on the report dated June 1, 2016 for Courtright Park Improvements including a splash pad, pavilion, accessibility improvements and playground improvements in the approximate amount of \$240,000.

**CARRIED**

Moved by J. Degurse

Seconded by T. Kingston

**Motion #34** That the report submitted by Director of Community Services - Gary Hackett related to the Captain Kidd Days Fireworks Display be received as information



Council Meeting  
June 6, 2016

and that a fireworks display be approved for Corunna Athletic Park during this year's event held July 29-31, 2016.

**CARRIED**

**DEPUTY CLERK/DIRECTOR OF PLANNING:**

Moved by T. Kingston

Seconded by J. Degurse

**Motion #35** That the report submitted by the Director of Planning - Carlie McClemens dated May 30, 2016 related to Dockside Site Plan be received as information and that staff be directed to contact Dockside Industrial Park Inc. to advise them of the requirement for a site plan amendment as a result of unidentified site changes.

**CARRIED**

Moved by T. Kingston

Seconded by J. Degurse

**Motion #36** That the report submitted by the Director of Planning - Carlie McClemens dated May 30, 2016 related to Zoning and Building Infractions be received as information.

**CARRIED**

**CLERK'S REPORT:**

Moved by J. Agar

Seconded by D. Randell

**Motion #37** That any removal of fill be prohibited at 411 Beresford Street until the Township receives a report from a qualified soils engineer related to the integrity and stability of the slope, the impact the added material is having on local dwellings and the potential impact its removal could have if removed by bobcat up the slope to Beresford Street.

**CARRIED**

**CAO'S REPORT:**

Moved by D. Randell

Seconded by P. Gilliland

**Motion #38** That representatives from TekSavvy be authorized to populate applications for Building Canada Funds in an effort to secure funds for a project to bring reliable internet to the south portion of the Township and submit the applications to Council for review.

**CARRIED**

**BY-LAWS:**

Moved by T. Kingston

Seconded by J. Degurse

**Motion #39** That By-laws 22 and 23 receive all three readings and that the Mayor and Clerk be authorized to execute appurtenant agreements and be thereby passed:

- By-law 22 of 2016 – Zoning Bylaw Amendment – 2768 Rokeby Line
- By-law 23 of 2016 – 480 Polymoore Drive – Direction to Remove Covenant

**CARRIED**

**COUNCILLORS REPORTS:**

**Deputy Mayor Gilliland:**

Deputy Mayor Gilliland advised Council that he has received complaints about dirt being piled then, removed from the area south of Secretariate in Corunna. Paul daSilva has spoken to the contractor who advised the dirt was being used to cap a lot in Sarnia. The contractor for Paddock Green will no longer be trucking dirt to this location as it was not an approved haul route for this phase of construction.

**Councillor Randell:**

Councillor Randell will be attending the Decoration Day for Branch 18 Legion in Wallaceburg on behalf of Council on June 12, 2016.

Council Meeting  
June 6, 2016

Moved by D. Randell

Seconded by J. Agar

**Motion #40** That \$1500 from the Fire Operating Budget be donated to assist with the Becher Hall addition grand opening celebrations.

**CARRIED**

**Councillor Kingston:**

Councillor Kingston advised Council of her desire to include a time capsule as part of the 150<sup>th</sup> Celebration Monument for St. George's Square being designed for the Civic Centre to commemorate the Sesquicentennial Anniversary of the Confederation of Canada.

**Mayor Arnold:**

Mayor Arnold attended many events on behalf of Council including the following:

- met with Shell about exciting upcoming events
- attended the Port Lambton Community Center meeting
- attended a LAWSS meeting
- attended a Justice for Workers Bike Ride to support those injured while on the job
- attended Sir John Moore School where we presented a speech on citizenship

Mayor Arnold will be attending the upcoming Great Lakes Mayors meeting in Guelph related to phosphorus infiltration concerns; the Conservation Authority Review in London on Thursday June 9, 2016; and will march in the Fireman's Field Day Parade.

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**UPCOMING MEETINGS:**

- Committee of the Whole – Monday, June 20, 2016 ~ 3:00 p.m.
- Regular Council – Monday, June 20, 2016 ~ 5:00 p.m. after Committee of the Whole
- Regular Council – Monday, July 4, 2016 ~ 6:30 p.m.
- Committee of the Whole – Monday, July 18, 2016 ~ 3:00 p.m.
- Regular Council – Monday, July 18, 2016 ~ 5:00 p.m. after Committee of the Whole

**IN-CAMERA:**

Moved by D. Randell

Seconded by J. Agar

**Motion #41** That the meeting enter into an in-camera session to discuss a personnel issue related to a pending retirement; a proposed lease of township land; and a potential litigation item.

**CARRIED**

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

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

Moved by D. Randell

Seconded by J. Agar

**Motion #42** That the meeting of Council hereby adjourn.

**CARRIED**

The meeting adjourned at 8:40 p.m.

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MAYOR

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CLERK