

**ST. CLAIR TOWNSHIP
COUNCIL MINUTES
SESSION # 14**

St. Clair Civic Centre
Council Chambers
July 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
	S. Miller	Councillor
	T. Kingston	“
	J. Agar	“
	J. DeGurse	“
	D. Randell	“
Staff:	J. Rodey	CAO
	J. Baranek	Clerk/ Deputy CAO

**TOWNSHIP OF ST. CLAIR
COUNCIL AGENDA
SESSION #14**

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

Declaration of Conflict of Interest:

Minutes:

Regular Council Meeting Minutes – Session #13 – July 4, 2016
Lambton County Historical Society – June 23, 2016

Business Arising from the Minutes:

DEPUTATIONS AND APPOINTMENTS:

5:30 p.m. – Fence hearing – 507 Princess St.
5:45 p.m. – BIOX Sombra Biodiesel Facility – Alan Richard, CEO; Nak Paik, VP Operations; Doug Taylor, Plant Manager

CORRESPONDENCE:

- 1) St. Joseph Catholic School – Crossing Guard
- 2) Noise Concern – Courtright Schoolyard
- 3) Girl Guides – Street Closure Request
- 4) Water Bill Relief – 170 Templeton Crescent
- 5) Tax Refund Request – 3093 St. Clair Parkway
- 6) Optimist of Moore – Santa Claus Parade Request
- 7) Property Standards – 502 Moore Street, Pt. Lambton

INFORMATION:

- a) Ministry of Infrastructure – OCIF Memo
- b) MPAC – Landfill Assessment Methodology
- c) Sombra Historical Society – Rattray and Cattnach Monument
- d) Building Permits – June 2016

DRAINS:

By-law #15 of 2016, being a by-law to raise the sum of \$35,898.00 being money expended out of the General Funds of the Township of St. Clair for improvements to the Wray 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 #16 of 2016, being a by-law to raise the sum of \$72,576.00 being money expended out of the General Funds of the Township of St. Clair for improvements to the Lane Drain 2016 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 #18 of 2016, being a by-law to amend Drainage By-law #17 of 2012 for repair and improvement of the Froomfield Drain in the Township of St. Clair 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:

- Barry Uitvlugt, Senior Planner
 - Decanter Building Site Plan Amendment, 150 St. Clair Parkway – Shell Canada Limited

PROPERTY STANDARDS OFFICER'S REPORT:

- Property Standards Update Report

DEPUTY CLERK/COORDINATOR OF PLANNING:

CLERK'S REPORT:

CAO'S REPORTS:

MOTIONS:

BY-LAWS:

- 28 of 2016 – Site Plan Amendment – 130 St. Clair Parkway (Shell Canada Ltd.)

COUNCILLORS' REPORTS:

UNFINISHED BUSINESS:

NEW BUSINESS:

UPCOMING MEETINGS:

- Committee of the Whole – Monday, August 8, 2016 ~ 3:00 p.m.
- Regular Council – Monday, August 8, 2016 ~ 5:00 p.m. after Committee of the Whole
- Regular Council – Tuesday, September 6, 2016 ~ 6:30 p.m.
- Committee of the Whole – Monday, September 19, 2016 ~ 3:00 p.m.
- Regular Council – Monday, September 19, 2016 ~ 5:00 p.m. after Committee of the Whole

In Camera

- Personnel, Property & 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.

ADOPT MINUTES:

Moved by D. Randell

Seconded by J. Agar

Motion #1 That the Minutes from the Council meeting Session #13 held July 4, 2016 be received and accepted as printed.

CARRIED

Moved by J. Agar

Seconded by D. Randell

Motion #2 That the Minutes from the Lambton County Historical Society meeting held June 23, 2016 be received and accepted as printed.

CARRIED

CORRESPONDENCE:

Moved by S. Miller

Seconded by J. Agar

Motion #3 That the letter dated July 11, 2016 submitted by Colleen Cogghe, Principal of St. Joseph's Elementary School in Corunna related to a crossing guard at the intersection of Albert Boulevard and Birchbank Avenue be referred to staff for a report.

CARRIED

Motion #4 That the noise complaint dated July 12, 2016 related to the former Courtright Schoolyard submitted by Les Henderson be referred to staff for a report.

CARRIED

Moved by T. Kingston

Seconded by D. Randell

Motion #5 That the request submitted by the Girl Guides of Canada International River Crossing Committee for the closure of Water Street, from King Street to Smith Street Saturday September 24, 2016 from 8:30 a.m. to 4:00 p.m. for the 49th annual River Crossing Event be approved and that they work in conjunction with Public Works to coordinate its proper closure.

CARRIED

Moved by S. Miller

Seconded by J. Agar

Motion #6 That the water bill relief request submitted by the owners of 170 Templeton Crescent be referred to staff for a report.

CARRIED

Moved by S. Miller

Seconded by D. Randell

Motion #7 That the request submitted by the Optimist Club of Moore to close St. Clair Parkway on November 26, 2016 shortly before 6 p.m. for the Santa Claus Parade be approved and that the Optimist Club work in conjunction with the Township Public Works Department for its safe closure.

CARRIED

Moved by T. Kingston

Seconded by J. Degurse

Motion # 8 That the property standards complaint received against 502 Moore Street, Port Lambton be referred to staff for investigation.

CARRIED

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Moved by J. Agar

Seconded by D. Randell

Motion #9 That the following items of correspondence be accepted per Council's direction:

- 1) St. Joseph Catholic School – Crossing Guard
- 2) Noise Concern – Courtright Schoolyard
- 3) Girl Guides – Street Closure Request
- 4) Water Bill Relief – 170 Templeton Crescent
- 5) Tax Refund Request – 3093 St. Clair Parkway
- 6) Optimist of Moore – Santa Claus Parade Request
- 7) Property Standards – 502 Moore Street, Pt. Lambton

CARRIED

INFORMATION:

Moved by D. Randell

Seconded by J. Agar

Motion #10 That the following items of information be dealt with as per Council's instructions for items identified as agenda items a) thru d):

- a) Ministry of Infrastructure – OCIF Memo
- b) MPAC – Landfill Assessment Methodology
- c) Sombra Historical Society – Rattray and Cattnach Monument
- d) Building Permits – June 2016

CARRIED

DEPUTATIONS AND APPOINTMENTS:

Fence Hearing – 507 Princess Street

At the appointed time of 5:30 p.m. Mayor Arnold called to Order a Public Meeting related to a fence variance request at 507 Princess Street. The Township received a complaint about the height of the fence which violates By-law 36 of 2010 which prohibits any fence to be in excess of six feet.

Councillor Miller advised that the fence pre-dates the current bylaw and questioned if the bylaw could be retroactive. The owner of the subject property Hazel Bradley advised the fence has been erected since 1993.

Moved by S. Miller

Seconded by J. Agar

Motion #11 That staff be directed to determine the bylaw in place at the time the fence was erected, and if the current bylaw can be enforced retroactively.

CARRIED

Mayor Arnold declared the meeting closed and advised those in attendance the meeting will reconvene during the Committee of the Whole Meeting beginning at 3:00 p.m. on August 8, 2016 with notices being mailed out.

BIOX Sombra Biodiesel Facility

At the appointed time of 5:45 p.m. Mayor Arnold welcomed Alan Richard, the CEO of the Biox Biodiesel facility – formerly Methes Energies – to introduce himself and his team to Council.

Alan advised Council they would be enjoying some employee continuity by employing former site manager Doug Taylor. They purchased the site in June and have been a public company since 2000. Their headquarters are in Hamilton where the facility produces 67 million liters of biodiesel annually. The plan for the Sombra facility is to potentially begin operations in the Fall 2016 with full operations expected to begin in Spring 2017. The plan is for the facility to operate at full capacity producing 50 million liters annually.

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The product will leave the site via both rail and truck – depending on the economics. If by rail, it will depart to Hamilton headquarters where it will be transferred to trucks; access to the United States would be via rail.

Once the plant is ready for capacity production, it will employ between 15-20 full time employees and will operate 24/7.

Mayor Arnold thanked Alan for the introduction and extended a warm welcome to the community.

DRAINS:

Moved by P. Gilliland

Seconded by J. Agar

Motion #12 That By-law #15 of 2016, being a by-law to raise the sum of \$35,898.00 being money expended out of the General Funds of the Township of St. Clair for improvements to the Wray 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.

CARRIED

Moved by D. Randell

Seconded by P. Gilliland

Motion #13 That By-law #16 of 2016, being a by-law to raise the sum of \$72,576.00 being money expended out of the General Funds of the Township of St. Clair for improvements to the Lane Drain 2016 be given the third and final reading and be signed by the Mayor and Clerk, and the Corporate Seal affixed thereto and finally passed.

CARRIED

Moved by J. DeGurse

Seconded by T. Kingston

Motion #14 That By-law #18 of 2016, being a by-law to amend Drainage By-law #17 of 2012 for repair and improvement of the Froomfield Drain in the Township of St. Clair 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:

Moved by J. DeGurse

Seconded by T. Kingston

Motion #15 That the report of Barry Uitvlugt – Senior Planner dated July 13, 2016 be received and that Council gives approval to the site plan agreement and that Council pass the executing by-law pertaining to this agreement.

CARRIED

Moved by T. Kingston

Seconded by J. DeGurse

Motion #16 That the Property Standards Update report by Kelly Bedard – Property Standards/By-Law Enforcement Officer dated July 12, 2016 be received be received.

CARRIED

Moved by S. Miller

Seconded by T. Kingston

Motion #17 That the Property Standards Officer be directed to issue an Order Prohibiting Occupancy on July 19, 2016 at 415 Beresford Street.

CARRIED

Moved by T. Kingston

Seconded by S. Miller

Motion #18 That the Property Standards Officer be directed to take no further action and deem the file closed at 1204 White Line.

CARRIED

DEPUTY CLERK/DIRECTOR OF PLANNING:

CLERK'S REPORTS:

Moved by J. Agar

Seconded by P. Gilliland

Motion #19 That staff be directed to hire a consultant to install a silt fence around the perimeter of the rear yard at the property known as 411 Beresford Street in Corunna at the full expense of the Owner.

CARRIED

Moved by J. Agar

Seconded by S. Miller

Motion #20 That staff be directed to initiate the demolition process for the dwelling at 411 Beresford if: all items are not submitted, a positive initial review is not received from the St. Clair Region Conservation Authority and if the Township Building Inspector is not satisfied all necessary pieces of information have been submitted by August 8, 2016.

CARRIED

MOTIONS:

Moved by T. Kingston

Seconded by J. DeGurse

Motion #21 That the recommendations from July 18, 2016 – Finance & Administration and Public Works & Operations Committees be received and approved.

CARRIED

BY-LAWS:

Moved by S. Miller

Seconded by T. Kingston

Motion #22 That By-law 28 receive all three readings and that the Mayor and Clerk be authorized to execute appurtenant agreements and be thereby passed:

- 28 of 2016 – Site Plan Amendment – 130 St. Clair Parkway (Shell Canada Ltd.)

CARRIED

COUNCILLORS' REPORTS:

Deputy Mayor Gilliland:

Deputy Mayor Gilliland advised that he attended the Moore Museum Volunteer Appreciation Dinner and the St. Clair River Run, which were both great events.

Councillor Agar:

Councillor Agar advised that he would like to extend an invitation for Walpole Island to present the Township a flag to fly in Council Chambers.

Moved by J. Agar

Seconded by T. Kingston

Motion #23 That the Township extend an invitation for Walpole Island to donate a band flag to be flown in Township Council Chambers.

CARRIED

Councillor Agar also advised he may not be able to attend the next meeting of Council on August 8, 2016.

Councillor Randell:

Councillor Randell advised that he attended the recent Bi-National Public Advisory Meeting for the condition of the St. Clair River. He further advised that it appears the United States are set to delist the river this year but, it looks like Canada will follow suit in 2017 by delisting the waterway for most concerns except for contaminants.

Councillor Miller:

Councillor Miller extended congratulations to those responsible for organizing the St. Clair River Run as it remained a giant success this year.

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Councillor Kingston:

Councillor Kingston advised that attended the Moore Museum Volunteer's Dinner but sadly, was unable to attend the St. Clair River Run.

Councillor Degurse:

Councillor Degurse advised he attended the Moore Museum Volunteer Appreciation Dinner.

He also advised that thistles at Guthrie Park are invasive around the stones separating the trail from the parking lot.

Mayor Arnold:

Mayor Arnold presented a scholarship on behalf of the St. Clair Region Conservation Authority. He attended a 50th wedding anniversary for the Jones', the Moore Museum Volunteer Appreciation Dinner and the St. Clair River Run where he extended thanks to the staff responsible for the presentation of the park as it looked fantastic.

Mayor Arnold advised he was contacted by the Holmes' who have had their basement flooded for the fourth time by a failed pump at the Reagan Park Pump Station. He asked that staff to go visit the homeowners and prepare a report with regard to what may have caused this and how it can be prevented. The installation of a backflow preventer may be a consideration.

UNFINISHED BUSINESS:

NEW BUSINESS:

UPCOMING MEETINGS:

- Committee of the Whole – Monday, August 8, 2016 ~ 3:00 p.m.
- Regular Council – Monday, August 8, 2016 ~ 5:00 p.m. after Committee of the Whole
- Regular Council – Tuesday, September 6, 2016 ~ 6:30 p.m.
- Committee of the Whole – Monday, September 19, 2016 ~ 3:00 p.m.
- Regular Council – Monday, September 19, 2016 ~ 5:00 p.m. after Committee of the Whole

IN-CAMERA:

Moved by D. Randell

Seconded by J. Agar

Motion #24 That the meeting enter into an in-camera session to discuss a legal issue and a property issue.

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 S. Miller

Motion #25 That the meeting of Council hereby adjourn.

CARRIED

The meeting adjourned at 6:30 p.m.

MAYOR

CLERK