

**TOWNSHIP OF ST. CLAIR**

**COUNCIL MINUTES**

**SESSION #3**

St. Clair Township Civic Centre  
February 6, 2017  
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
	D. Randell	“
	J. Agar	“
	J. DeGurse	“
	S. Miller	“
Staff:	J. Rodey	CAO
	J. Baranek	Clerk/ Deputy CAO

**TOWNSHIP OF ST. CLAIR**

**COUNCIL AGENDA**

**SESSION #3**

St. Clair Township Civic Centre  
February 6, 2017  
6:30 p.m.

**Declaration of Conflict of Interest:**

**Minutes:**

Regular Council Meeting – Session #2 – January 16, 2017  
Finance & Administration Meeting – January 16, 2017  
Public Works & Operations Meeting – January 16, 2017  
Heritage St. Clair Committee Meeting – November 16, 2016  
Moore Museum Advisory Committee Meeting – January 11, 2017  
Emergency Services Committee Meeting – January 16, 2017  
Wilkesport Community Centre Committee Meeting – January 18, 2017  
Sombra Township Museum Board Committee Meeting – January 19, 2017

**Business Arising from the Minutes:**

**DEPUTATIONS AND APPOINTMENTS:**

6:45 p.m. – Public Rezoning Meeting – Proposed OPA & ZBL Amendment – Medical Marihuana Facilities, Policies & Provisions\*

\*See separate agenda

**CORRESPONDENCE:**

- 1) Knights of Columbus – Lottery Ticket Request
- 2) OPG – Donation Offer

**INFORMATION:**

- a) 2016 Building Permit Summary
- b) County OP Concerns – Cohen Highley
- c) RED Program
- d) AMO -2017 Pre Budget Submission
- e) Lambton County Council Highlights

**DRAINS:**

Drainage By-law #1 of 2017, being a by-law to raise the sum of \$957.56 being money expended out of the General Funds of the Township of St. Clair for the 2016 expenditures to the Port Lambton Storm Sewer Drain be given the necessary readings and be signed by the Mayor and Clerk, and the Corporate Seal affixed thereto and finally passed.

**REPORTS OF COMMITTEES AND OFFICERS:**

- Barry Uitvlugt, Senior Planner
  - Planning Report for a Proposed Official Plan/Zoning Amendment(s) For Source Water Protection Planning Policy & Provisions

**CLERK'S REPORTS:**

- Scenarios for Alley Closure between Pulteney and Emily Street, Mooretown
- Sign By-Law Consideration
- Site Plan Committee Composition

**CAO'S REPORT:**

- Port Lambton Community Centre

**MOTIONS:**

**BY-LAWS:**

- 5 of 2017 – Appointment of Drainage Superintendent
- 7 of 2017 – Interim Tax By-Law
- 8 of 2017 – Official Plan Amendment No. 21
- 9 of 2017 – Amending By-Law 17 of 2003

**COUNCILLORS' REPORTS:**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**UPCOMING MEETINGS:**

- Committee of the Whole – Tuesday, February 21, 2017 ~ 3:00 p.m.
- Regular Council – Tuesday, February 21, 2017 ~ 5:00 p.m. after Committee of the Whole
- Budget Meeting – Wednesday, March 8, 2017 ~ 5:00 p.m.
- Regular Council – March 6, 2017 ~ 6:30 p.m.
- Committee of the Whole – Monday, March 20, 2017 ~ 3:00 p.m.
- Regular Council – Monday, March 20, 2017 ~ 5:00 p.m. after Committee of the Whole

**ADJOURNMENT:**

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Mayor Arnold called the meeting to order at 6:30 p.m. and asked members of Council to declare any possible conflicts of interest at the appropriate time.

**ADOPT MINUTES:**

Moved by D. Randell

Seconded by J. Agar

**Motion #1** That the Minutes from the Council meeting Session #2 held January 16, 2017 be received and accepted as printed.

**CARRIED**

Moved by J. Agar

Seconded by D. Randell

**Motion #2** That the Minutes from the Finance and Administration meeting held January 16, 2017 be received and accepted as printed.

**CARRIED**

Moved by D. Randell

Seconded by J. Agar

**Motion #3** That the Minutes from the Public Works meeting held January 16, 2017 be received and accepted as printed.

**CARRIED**

Moved by J. Agar

Seconded by D. Randell

**Motion #4** That the Minutes from the following meetings be received and accepted as printed:

- Heritage St. Clair Committee Meeting – November 16, 2016
- Moore Museum Advisory Committee Meeting – January 11, 2017
- Emergency Services Committee Meeting – January 16, 2017
- Wilkesport Community Centre Committee Meeting – January 18, 2017
- Sombra Township Museum Board Committee Meeting – January 19, 2017

**CARRIED**

**DEPUTATIONS AND APPOINTMENTS:**

At the appointed time of 6:45 p.m. Mayor Arnold welcomed those in attendance for the public meeting to consider Official Plan Amendment #21 and a corresponding Zoning By-law Amendment which would permit medical marihuana facilities in types 2 and 3 industrial designations and zones.

Senior Planner - Barry Uitvlugt presented his report identifying significant setback requirements for any such facility from sensitive land uses, including all residential forms. The proposed policy would require the entire operation to be enclosed in a building, be located on municipal water and be within 100 meters of an arterial road to eliminate commercial traffic in residential areas.

The proposed policy would require all prospective facilities to undertake a thorough site plan process involving both Fire and Police Departments.

Mayor Arnold asked that destroying marihuana not be included as a permitted operation when considering such facilities and encouraged that efforts be taken to ensure that adequate security be put in place. He also advised of a concern submitted by Lambton County Radio Club identifying interference with radio signal as a result of the electrical equipment used in these types of facilities.

Dave Dolbear of 266 Glenesk Crescent, Corunna, identified concerns with odour generated by such facilities and advised that the best location is within an industrial area. He received confirmation that a greenhouse would be a permitted structure for this type of facility.

Bill Hoad of 1343 Severin Drive in Sarnia reiterated the concern related to radio interference and identified that as something that should be considered when one of these facilities is proposed.

Phil Bezaire, of 140 St. Clair Street, Sombra suggested that the Committee of Adjustment not consider a variance to reduce the proposed 300 meter setback from residential uses for a medical marihuana facility.

John Flesher of 199 Paget Street in Corunna advised that, in his opinion, the proposed locations within type two and three industrial uses were the most appropriate and emphasized the requirement for extensive security.

Larry Belfour of 502 Confederation Street, Sarnia stated that the tax rate was much higher in industrial areas and wondered how much tax revenue the Township planned on generating. Mayor Arnold advised that the revenue would be determined by the Municipal Property Assessment Corporation if and when such a project was proposed and reminded him that the Township ultimately receives only 33% of all tax collected once Education and Upper Tier taxes are subtracted.

Elaine Taylor of Wallaceburg advised that, in her opinion, the most appropriate areas for such facilities were in the agricultural zone as far away from residential uses as possible.

Seeing no other comments in favour or in opposition to the proposal, Mayor Arnold declared the public meeting closed and asked for any forthcoming motion.

Moved by J. Agar

Seconded by S. Miller

**Motion #5** That By-laws 8 and 9 of 2017 receive all three readings and be thereby passed enacting Official Plan Amendment #21 and the corresponding Zoning Bylaw Amendment permitting medical marihuana processing plants within type two and type three land use designations and zones.

**CARRIED**

**CORRESPONDENCE:**

Moved by J. DeGurse

Seconded by P. Gilliland

**Motion #6** That the Knights of Columbus 10873 be authorized to sell Lottery Tickets within the Township of St. Clair under license number #8510 up until the draw which is scheduled for July 13, 2017.

**CARRIED**

Moved by S. Miller

Seconded by D. Randell

**Motion #7** That the Township of St. Clair accept the following equipment as donations from Ontario Power Generation:

- Rescue Rope (6 bags)
- NEC VT700 Projector
- The Emergency Response Spills Trailer

**CARRIED**

Moved by D. Randell

Seconded by J. Agar

**Motion #8** That the following items of correspondence be accepted per Council's direction:

- 1) Knights of Columbus – Lottery Ticket Request
- 2) OPG – Donation Offer

**CARRIED**

**INFORMATION:**

Moved by P. Gilliland

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 e):

- a) 2016 Building Permit Summary
- b) County OP Concerns – Cohen Highley
- c) RED Program
- d) AMO -2017 Pre Budget Submission
- e) Lambton County Council Highlights

**CARRIED**

**DRAINS:**

Moved by J. Agar

Seconded by P. Gilliland

**Motion #10** That Drainage By-law #1 of 2017, being a by-law to raise the sum of \$957.56 being money expended out of the General Funds of the Township of St. Clair for the 2016 expenditures

to the Port Lambton Storm Sewer Drain be given the necessary readings and be signed by the Mayor and Clerk, and the Corporate Seal affixed thereto and finally passed.

**CARRIED**

**REPORTS OF COMMITTEES AND OFFICERS:**

Moved by T. Kingston

Seconded by J. DeGurse

**Motion #11** That the report dated January 16, 2017 submitted by Senior Planner - Barry Uitvlugt related to Official Plan and Zoning By-law Amendments for Source Water Protection be received as information.

**CARRIED**

**CLERK'S REPORTS:**

Moved by T. Kingston

Seconded by J. DeGurse

**Motion #12** That it be recommended to Council that the report submitted by Jeff Baranek - Clerk with regard to Scenarios for Alley Closure between Pulteney and Emily Street, Mooretown dated January 24, 2017 be referred to the Committee of the Whole meeting on February 21, 2017.

**CARRIED**

Moved by J. DeGurse

Seconded by T. Kingston

**Motion #13** That it be recommended to Council that the report submitted by Jeff Baranek - Clerk dated February 1, 2017 with regard to Sign By-Law Consideration be referred to the Committee of the Whole meeting on February 21, 2017.

**CARRIED**

Moved by T. Kingston

Seconded by S. Miller

**Motion #14** That it be recommended to Council that the report submitted by Jeff Baranek - Clerk dated February 2, 2017 with regard to Site Plan Committee Composition be referred to the Committee of the Whole meeting on February 21, 2017.

**CARRIED**

**CAO'S REPORT:**

Moved by S. Miller

Seconded by T. Kingston

**Motion #15** That it be recommended to Council that the report submitted by John Rodey - CAO dated February 2, 2017 with regard to the Port Lambton Community Centre be received and the following recommendation be accepted:

- that Council establish a Committee comprised of members of the Port Lambton Hall Board and Council to finalize the design for the New Hall, retain an appropriate consultant to prepare the drawings necessary to obtain a building permit and provide a detailed cost estimate in order for Council to consider a construction budget.

**CARRIED**

**MOTIONS:**

**BY-LAWS:**

Moved by S. Miller

Seconded by T. Kingston

**Motion #16** That By-laws 5, 7, 8 and 9 receive all three readings and that the Mayor and Clerk be authorized to execute appurtenant agreements and be thereby passed:

- 5 of 2017 – Appointment of Drainage Superintendent
- 7 of 2017 – Interim Tax By-Law
- 8 of 2017 – Official Plan Amendment No. 21
- 9 of 2017 – Amending By-Law 17 of 2003

**CARRIED**

## **COUNCILLORS' REPORTS:**

### **Deputy Mayor Gilliland:**

Deputy Mayor Gilliland advised that he feels it is more appropriate to consider different by-laws individually when they concern specific content.

### **Councillor Agar:**

Councillor Agar attended a Children's Safety Village meeting and the most recent Heritage St. Clair meeting.

### **Councillor Randell:**

Councillor Randell attended the ROMA Conference which had a large contingent of delegates and an interesting Keynote Speaker who wrote a book identifying 13 actions that, when taken, can kill a community – he purchased the book and offered to lend it to any interested Councillor.

### **Councillor Miller:**

Councillor Miller attended the most recent Port Lambton Hall Board meeting where members are awaiting a decision from Township Council on direction for a potential new hall.

### **Councillor Kingston:**

Councillor Kingston produced a written report with summaries of all the meetings she has been to in recent weeks. She noted that St. Joseph's Elementary School is set to receive a lot of upgrades and is in good standing with the Board. She also noted that the Brigden Library continues to offer courses and programs that are very well attended.

### **Councillor DeGurse:**

Councillor DeGurse echoed Councillor Kingston's comments related to St. Joe's School in Corunna and advised that the school is set to receive \$2.5 million in upgrades over the next year.

### **Mayor Arnold:**

Mayor Arnold attended many events since the last meeting of Council including: two meetings with Bluewater Networks and MP Marilyn Gladu related to the OTI Grant program designed to bring high speed internet to rural portions of Canada; policy review meetings for the County of Lambton Official Plan; the most recent LAWSS meeting; a meeting with the Sesquicentennial Committee; the Junior Optimist Bingo night in Courtright and the Farm Safety banquet.

Further, Mayor Arnold attended the Maritimes Chamber of Commerce meeting in Toronto where he was fortunate to sit with the owners of Oceanics and discussed speeds of the water in the St. Clair River.

He had the opportunity to meet with the owner of COPE about some recent substandard work done within the Township. Mayor Arnold also attended the ROMA conference in Toronto on January 29-31, 2017.

Mayor Arnold concluded by advising that he has met with Shell to attempt to generate a donation to be put towards the Township of St. Clair Sesquicentennial Celebrations and will host a Mayor's Meet and Greet on March 2, 2017 at 3:00 pm for industry leaders to learn about sponsorship opportunities for the Sesquicentennial events.

## **NEW BUSINESS:**

Moved by S. Miller

Seconded by T. Kingston

**Motion #17** That the Township authorize a letter of support to be issued to Nordicity to accompany the application for the Connect To Innovate Fund which would secure funds to bring high speed internet to the southern part of the Township.

**CARRIED**

**UPCOMING MEETINGS:**

- Committee of the Whole – Tuesday, February 21, 2017 ~ 3:00 p.m.
- Regular Council – Tuesday, February 21, 2017 ~ 5:00 p.m. after Committee of the Whole
- Budget Meeting – Wednesday, March 8, 2017 ~ 5:00 p.m.
- Regular Council – March 6, 2017 ~ 6:30 p.m.
- Committee of the Whole – Monday, March 20, 2017 ~ 3:00 p.m.
- Regular Council – Monday, March 20, 2017 ~ 5:00 p.m. after Committee of the Whole

**ADJOURNMENT:**

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

Moved by S. Miller

Seconded by D. Randell

**Motion #18** That the meeting of Council hereby adjourned.

**CARRIED**

The meeting adjourned at 7:40 p.m.

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MAYOR

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CLERK