TOWNSHIP OF ST. CLAIR

COUNCIL MINUTES

SESSION #21

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

A Regular Meeting of Council was held Monday, November 6, 2017 at the Council Chambers in Mooretown at 6:30 p.m. with the following people present:

S. Arnold Mayor

P. Gilliland Deputy Mayor J. Agar Councillor

J. De Gurse "D. Randell "T. Kingston "

S. Miller Councillor

Staff: J. Rodey CAO

J. Baranek Clerk

AGENDA:

Declaration of Conflict of Interest:

Minutes:

Regular Council Meeting – Session #20 – October 16, 2017

Brigden Library Board Meeting – May 18, 2017

Moore Museum Advisory Committee Meeting – October 4, 2017

Township of St. Clair Drainage Committee Meeting - October 24, 2017

Township of St. Clair Accessibility Advisory Committee Meeting – October 25, 2017

Lambton County Historical Society Meeting – October 26, 2017

Business Arising from the Minutes:

DEPUTATIONS AND APPOINTMENTS:

Public Rezoning Meetings:

6:45 p.m. – ZBLA - Industrial Zone Structure/Building Heights*

7:00 p.m. – ZBLA – J. Rink Farms (Rick Kraayenbrink) 6 & 66 Lambton Line*

7:15 p.m. – ZBLA – Tom Wilson – 885 Petrolia Line*

CORRESPONDENCE:

- 1) Paul Dixon Dog Tag Concerns
- 2) Tourism Sarnia Lambton Travel Guide
- 3) Bluewater Health Children's Auxiliary Ticket Request
- 4) 1st Corunna Scout Troop Remembrance Day Vigil
- 5) Robert Drummond Weather Vane Donation
- 6) Homestretch Drive Busses Concern
- 7) Highway 40 & Holt Line Turning Lane
- 8) Physician Recruitment Taskforce of Sarnia-Lambton
- 9) Biox Canada Ltd. Fire & Site Plan Agreement Requests

^{*}see separate agendas

INFORMATION:

- a) Minister Sousa Non-Medical Cannabis Memo
- b) OPP EZ Stat Bentinck Speed Concerns
- c) 1148 Rokeby Line NOVA Expansion Concerns
- d) 2017 Ontario West Municipal Conference
- e) Lambton Industrial Alliance Conference Call Update
- f) LGPSB 2018 OPP Billing Information
- g) Minister Milczyn Fair Housing Plan
- h) Lambton County Council Highlights

DRAINS:

- Drainage By-law #22 of 2017 being a by-law to raise the sum of \$99,200.00 being money expended out of the General Funds of the Township of St. Clair for improvement and reassessment of the Talfourd Creek Drain be given first and second readings and be provisionally adopted.
- Drainage By-law #23 of 2017 being a by-law to raise the sum of \$340,300.00 being money expended out of the General Funds of the Township of St. Clair for improvement and reassessment of the Booth Creek Drain be given first and second readings and be provisionally adopted.

REPORTS OF COMMITTEES AND OFFICERS:

SENIOR PLANNER'S REPORTS:

- Branton Cundick Park, 65 West Wilkesport Line, Sombra Possible Retirement Village
- Heath Services Ltd. Sale to (new owner: Allerion Oilfield Services), 496 Polymoore Drive, Corunna

DIRECTOR OF PUBLIC WORKS' REPORTS:

- Existing Sidewalk Removal Policy
- LAWSS System Modelling Results Summary Benefits of the Brigden Tower

COORDINATOR OF ENGINEERING'S REPORT:

- LaSalle Line Watermain - Construction

CLERK'S REPORTS:

- Trailers at 2672 Bickford Line
- Alley in Courtright

ACTING DEPUTY CLERK/COORDINATOR OF PLANNING'S REPORT:

- Deeming By-law Request – 1581 Second St., Courtright

CAO'S REPORT:

- Oversized Load Corridor

MOTIONS:

BY-LAWS:

- 49 of 2017 Proposed Zoning By-law Amendments M3 Industrial Height Provisions
- 50 of 2017 Proposed Zoning By-law Amendment Rezoning of Lands at 6 & 66 Lambton Line

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- 51 of 2017 Proposed Zoning By-law Amendment Rezoning of Lands at 885 Petrolia Line
- 52 of 2017 Site Plan Agreement with Heath Services Ltd.
- 53 of 2017 Property Standards (amended to include "graffiti") Replacing By-Law 3 of 2015
- 54 of 2017 Deeming By-law 1581 Second St., Courtright
- 55 of 2017 Open Air Burning By-Law (replacing By-Law 13 of 2001)

COUNCILLORS' REPORTS:

UNFINISHED BUSINESS:

NEW BUSINESS:

UPCOMING MEETINGS:

- Regular Council Monday, November 6, 2017 ~ 6:30 p.m.
- Committee of the Whole Tuesday, November 14, 2017 ~ 3:00 p.m.
- Regular Council Monday, November 20, 2017 ~ 6:30 p.m.
- Regular Council Monday, December 4, 2017 ~ 6:30 p.m.
- Committee of the Whole Monday, December 11, 2017 ~ 3:00 p.m.
- Regular Council Monday, December 18, 2017 ~ 6:30 p.m.

In Camera:

- 239(2) (b) Personal tax matters about an identifiable individual
- 239(2) (c) A proposed property donation to the Township

ADJOURNMENT:

At the appointed time of 6:30 p.m. Mayor Arnold declared the meeting open and asked members of Council to declare any pecuniary interest at the appropriate time.

MINUTES:

Moved by J. Agar

Seconded by P. Gilliland

<u>Motion #1</u> Be it resolved that the Minutes from the Council meeting held Session #20 – October 16, 2017 be received and accepted as printed.

CARRIED

Moved by P. Gilliland

Seconded by J. Agar

<u>Motion #2</u> Be it resolved that the Minutes from the following meetings be received and accepted as printed:

- Brigden Library Board Meeting May 18, 2017
- Moore Museum Advisory Committee Meeting October 4, 2017
- Township of St. Clair Drainage Committee Meeting October 24, 2017
- St. Clair Accessibility Committee Meeting October 25, 2017
- Lambton County Historical Society Meeting October 26, 2017

CARRIED

CORRESPONDENCE:

Moved by J. Agar

Seconded by P. Gilliland

<u>Motion #3</u> Be it resolved that Council accepts the following items of correspondence as per Council's direction:

- 1) Paul Dixon Dog Tag Concerns
- 2) Tourism Sarnia Lambton Travel Guide
- 3) Bluewater Health Children's Auxiliary Ticket Request
- 4) 1st Corunna Scout Troop Remembrance Day Vigil
- 5) Robert Drummond Weather Vane Donation
- 6) Homestretch Drive Busses Concern
- 7) Highway 40 & Holt Line Turning Lane
- 8) Physician Recruitment Taskforce of Sarnia-Lambton
- 9) Biox Canada Ltd. Fire & Site Plan Agreement Requests

CARRIED

Moved by T. Kingston

Seconded by D. Randell

<u>Motion #4</u> Be it resolved that staff be directed to produce a report for pro-rated dog tag fees for new residents or new dog owners in the inaugural year.

CARRIED

Moved by D. Randell

Seconded by S. Miller

<u>Motion #5</u> Be it resolved that the Tourism Sarnia Lambton Guide be referred to the Director of Community Services for a report.

CARRIED

Moved by P. Gilliland

Seconded by D. Randell

<u>Motion #6</u> Be it resolved that the request submitted by the Bluewater Health Children's Auxiliary to sell raffle tickets under license number M803335 throughout the Township to raise funds for unfunded equipment for local hospitals be approved.

CARRIED

Moved by P. Gilliland

Seconded by S. Miller

Motion #7 Be it resolved that the request submitted by the 1st Corunna Scout Troop to use the clock tower on November 10, 2017 between 3:00 pm – 10:00 pm for a Remembrance Day Candle Vigil be approved and that the Township provide a portable washroom for the event.

CARRIED

Moved by T. Kingston

Seconded by S. Miller

<u>Motion #8</u> Be it resolved that staff be directed to determine if a proposed donation of a weather vane can be accommodated by the clock tower and report back to Council.

CARRIED

Moved by S. Miller

Seconded by D. Randell

<u>Motion #9</u> Be it resolved that staff prepare a report of the impact of busses on Homestretch Drive en route to Sir John Moore Elementary School and contact the school to discuss alternative routes.

CARRIED

Moved by P. Gilliland

Seconded by J. Agar

<u>Motion #10</u> Be it resolved that the left turning lane concern for Highway 40 at Holt Line be forwarded to the Ministry of Transportation and the County of Lambton for comment.

CARRIED

Moved by J. Agar

Seconded by D. Randell

<u>Motion #11</u> Be it resolved that the request submitted by the Physician Recruitment Taskforce to address Council for a donation prior to the 2018 Budget Deliberations be received as information.

CARRIED

Moved by P. Gilliland

Seconded by S. Miller

<u>Motion #12</u> Be it resolved that the request submitted by Biox Canada Limited to authorize a conditional building permit to allow the continued development of the site while a fire service agreement is negotiated be approved subject to securities in the amount of \$7500 to ensure all conditions are satisfied and that Biox work in conjunction with Fire Chief Anderson.

CARRIED

DEPUTATIONS AND APPOINTMENTS:

Public Rezoning Meetings:

6:45 p.m. – ZBA – Industrial Zone Structure/Building Heights M3 Zones

Senior Planner - Barry Uitvlugt presented his report dated October 30, 2017 related to Height Provisions for Heavy Industrial Uses.

The intent of the proposed amendment is to accommodate heavy industry and limit planning applications for process structures that exceed the current 14 meter height restriction for the M3 Zone.

The proposal would increase the permitted height from 14 to 16 meters and would exclude the following: petro-chemical processing vessels which would include cooling towers, distillation/fractionation towers, reforming processes, vessels for hydrolysis, rehydration or extrusion and the like.

There was nobody in attendance who wished to speak in support or in opposition of the application.

After a brief discussion by Council, it was thereby moved:

Moved by J. De Gurse

Seconded by J. Agar

<u>Motion #13</u> Be it resolved that the proposed Zoning By-law Amendment to increase permitted height in the M3 Zone from 14 to 16 meters and add specific exemptions for processing equipment be approved and that the corresponding by-law receive all three readings and be thereby passed.

CARRIED

7:00 p.m. - ZBA - J. Rink Farms (Rick Kraayenbrink) 6 and 66 Lambton Line

Township Planner - Ezio Nadalin presented his report on Zoning By-law Amendment to satisfy a condition of B08/17 to create a new lot to dispose of a surplus farm dwelling as a result of farm consolidation.

This application meets all the requirements of the Township Official Plan, Zoning By-law and the Provincial Policy Statement. Both the retained parcel and the new parcel created by Consent B8/17 meet the minimum size requirements.

There were no written comments received and nobody in the audience wished to speak in favour of or in opposition to the application.

After a brief discussion by Council it was thereby moved:

Moved by D. Randell

Seconded by P. Gilliland

<u>Motion #14</u> Be it resolved that the Zoning By-law Amendment submitted by J. Rink Farms for the properties known as 6 and 66 Lambton Line to comply with Consent Application B8/17 be approved and that the corresponding by-law receive all three readings and be thereby passed.

CARRIED

7:15 p.m. – ZBA – Tom Wilson – 885 Petrolia Line

Township Planner - Ezio Nadalin presented his report on Zoning By-law Amendment to satisfy a condition of B11/16 which severed a 25 acre parcel from an existing 75 acre farm lot. Application B11/16 does not conform to the policies of the Provincial Policy Statement as they relate to a surplus farm dwelling as a result of farm consolidation and therefore, the application was not supported by Mr. Nadalin.

The Committee of Adjustment approved the application deciding its unique location directly abutting a large scale heavy industrial petrochemical refinery afforded merit to the application. As a result, one of the conditions of approval was re-zoning the retained parcel to prohibit a future dwelling from being erected.

In addition to prohibiting a dwelling on the retained parcel, the proposed ZBA before Council would acknowledge the undersized parcels for both the severed and retained parcels.

After a brief discussion by Council it was thereby moved:

Motion #15 Be it resolved that the Zoning By-law Amendment submitted by Tom Wilson for the property known as Concession 10, East Part Lot 22, East ½ Lot 22, to comply with Consent Application B11/16 be approved and that the corresponding by-law receive all three readings and be thereby passed.

CARRIED

INFORMATION:

Moved by P. Gilliland

Seconded by J. Agar

<u>Motion #16</u> Be it resolved that the following items of information be dealt with as per Council's instructions for items identified as agenda items a) thru h):

- a) Minister Sousa Non-Medical Cannabis Memo
- b) OPP EZ Stat Bentinck Speed Concerns
- c) 1148 Rokeby Line NOVA Expansion Concerns
- d) 2017 Ontario West Municipal Conference
- e) Lambton Industrial Alliance Conference Call Update
- f) LGPSB 2018 OPP Billing Information
- g) Minister Milczyn Fair Housing Plan
- h) Lambton County Council Highlights

CARRIED

DRAINS:

Moved by J. Agar

Seconded by P. Gilliland

Motion #17 That Drainage By-law #22 of 2017, being a by-law to raise the sum of \$99,200.00 Being money expended out of the General Funds of the Township of St. Clair for improvement and reassessment of the Talfourd Creek Drain be given first and second readings and be provisionally adopted.

CARRIED

Moved by P. Gilliland

Seconded by J. Agar

Motion #18 That Drainage By-law #23 of 2017, being a by-law to raise the sum of \$340,300.00 being money expended out of the General Funds of the Township of St. Clair for improvement and reassessment of the Booth Creek Drain be given first and second readings and be provisionally adopted.

CARRIED

REPORTS OF COMMITTEES AND OFFICERS:

SENIOR PLANNER'S REPORTS:

Moved by J. Agar

Seconded by P. Gilliland

<u>Motion #19</u> Be it resolved that the report of Barry Uitvlugt – Senior Planner dated October 30, 2017 with regard to Possible Retirement Village – Branton Cundick Park, 65 West Wilkesport Line, Sombra, be received as information.

CARRIED

Moved by J. Agar

Seconded by P. Gilliland

<u>Motion #20</u> Be it resolved that the Heath Services Ltd. report submitted by Barry Uitvlugt – Senior Planner dated October 31, 2017 be received as information and that Council gives approval to the Site Plan Agreement Amendment for a redevelopment of Allerion Oilfield Services and the Mayor and Clerk be authorized to sign the corresponding by-law.

CARRIED

DIRECTOR OF PUBLIC WORKS' REPORTS:

Moved by P. Gilliland

Seconded by J. Agar

<u>Motion #21</u> Be it resolved that the Existing Sidewalk Removal Policy report submitted by Brian Black – Director of Public Works dated November 6, 2017 be received as information and that Council approve the updated and amended Existing Sidewalk Removal Policy.

CARRIED

Moved by J. Agar

Seconded by P. Gilliland

<u>Motion #22</u> Be it resolved that the report of Brian Black – Director of Public Works dated November 6, 2017 with regard to LAWSS System Modelling Results Summary – Benefits of the Brigden Tower be received as information.

CARRIED

COORDINATOR OF ENGINEERING'S REPORT:

Moved by P. Gilliland

Seconded by J. Agar

<u>Motion #23</u> That Council receive the report of Paul daSilva – Coordinator of Engineering dated November 1, 2017 with regard to LaSalle Line Watermain - Construction as information and the following recommendations be approved:

- 1. That the LaSalle Line Watermain Extension project in the amount of \$172,065.98 net HST be funded from water reserves.
- 2. That transport trucks be permitted to use St. Clair Parkway/Lyndoch Street and Hill Street in Corunna, for access and egress from the Shell Terminal Facility during water main construction for approximately 2 weeks from commencement.

CARRIED

CLERK'S REPORTS:

Moved by P. Gilliland

Seconded by J. Agar

<u>Motion #24</u> Be it resolved that Council receive the report of Jeff Baranek – Clerk dated October 26, 2017 with regard to Trailers at 2672 Bickford Line as information.

CARRIED

Moved by P. Gilliland

Seconded by J. Agar

<u>Motion #25</u> Be it resolved that staff issue a letter providing 30 days for the owners of 2672 Bickford Line to remove the private trailer park and bring the property into compliance with Zoning By-law 17 of 2003 or formally apply for a re-zoning that would permit the existing use on-site.

CARRIED

Moved by T. Kingston

Seconded by J. De Gurse

<u>Motion #26</u> Be it resolved that Council receive the report of Jeff Baranek – Clerk dated October 31, 2017 with regard to an Alley in Courtright as information.

CARRIED

Moved by P. Gilliland

Seconded by J. Agar

<u>Motion #27</u> Be it resolved that staff be directed to advise the owner of 50 Thomson Street to remove all belongings from the north-south portion of the alley adjacent to the subject property within 15 days or risk it being removed by the Township.

CARRIED

ACTING DEPUTY CLERK/COORDINATOR OF PLANNING'S REPORT:

Moved by J. De Gurse

Seconded by T. Kingston

Motion #28 Be it resolved that Council receive the report of Caroline DeSchutter – Acting Deputy Clerk/Coordinator of Planning dated November 1, 2017 with regard to a Deeming By-Law Request - 1581 Second Street, Courtright and that By-law 54 of 2017, being a by-law to deem Lots 3, 15 & 16, Plan 4 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

CAO'S REPORT:

Moved by J. De Gurse

Seconded by T. Kingston

<u>Motion #29</u> Be it resolved that Council receive the report of John Rodey – CAO dated October 1, 2017 with regard to Oversized Load Corridor be received as information.

CARRIED

Moved by P. Gilliland

Seconded by D. Randell

<u>Motion #30</u> That Township of St. Clair Council authorizes and approves the City of Sarnia submission dated November 6, 2017 for National Trade Corridor funding (NTCF) to construct the proposed Oversize Load Corridor; and

That Township of St. Clair Council approves funding for the Oversize Load Corridor up to the amount of \$75,000 over the duration of the project conditional upon approval of NTCF funding in the amount of \$6,000,000 and partner funding by the County of Lambton, the City of Sarnia and the Sarnia Lambton Industrial Alliance for a total project cost of \$12,000,000.

CARRIED

MOTIONS:

BY-LAWS:

Moved by T. Kingston

Seconded by J. De Gurse

<u>Motion #31</u> That By-law 49 being a proposed ZBA for M3 Industrial Heights receive all three readings and be thereby passed and that the Mayor and Clerk be authorized to execute appurtenant agreements.

CARRIED

Moved by S. Miller

Seconded by T. Kingston

<u>Motion #32</u> That By-law 50 being a by-law for a ZBA at 6 & 66 Lambton Line receive all three readings and be thereby passed and that the Mayor and Clerk be authorized to execute appurtenant agreements.

CARRIED

Moved by T. Kingston

Seconded by S. Miller

<u>Motion #33</u> That By-law 51 being a by-law for a ZBA at 885 Petrolia Line receive all three readings and be thereby passed and that the Mayor and Clerk be authorized to execute appurtenant agreements.

CARRIED

Moved by S. Miller

Seconded by T. Kingston

<u>Motion #34</u> That By-law 52 being a by-law for a Site Plan Agreement at 496 Polymoore Dr. receive all three readings and be thereby passed and that the Mayor and Clerk be authorized to execute appurtenant agreements.

CARRIED

Moved by T. Kingston

Seconded by S. Miller

<u>Motion #35</u> That By-law 53 being a by-law to amend the Property Standards to include graffiti receive all three readings and be thereby passed and that the Mayor and Clerk be authorized to execute appurtenant agreements.

Councillor Randell requested a Recorded Vote on Motion #35.

Deputy Mayor Gilliland Aye
Councillor Agar Aye
Councillor Randell Nay
Councillor Miller Aye
Councillor Kingston Aye
Councillor Degurse Aye
Mayor Arnold Aye

CARRIED

Moved by S. Miller

Seconded by T. Kingston

<u>Motion #36</u> That By-law 54 being a deeming by-law for 1581 Second Street, Courtright, receive all three readings and be thereby passed and that the Mayor and Clerk be authorized to execute appurtenant agreements.

CARRIED

Moved by T. Kingston

Seconded by S. Miller

<u>Motion #37</u> That By-law 55 being an Open Air Burning By-law receive all three readings and be thereby passed and that the Mayor and Clerk be authorized to execute appurtenant agreements.

CARRIED

COUNCILLORS' REPORTS:

Deputy Mayor Gilliland

Deputy Mayor Gilliland reported the Health Committee may be re-established at the County as the Province has indicated some funds may be available.

Also, he attended a number of events including dinners at the Wilkesport Hall, the United Church and Brigden as well as the Corunna Legion Veteran's Appreciation Night.

Councillor Agar

Councillor Agar reminded Council of the upcoming Children's Safety Village meeting in Petrolia on November 29, 2017 and advised that they were denied a \$50,000 donation from the Alix Foundation.

Councillor Agar also asked for a report on the cost to the municipality for issuing a single dog tag.

Councillor Randell

Councillor Randell advised that he attended the Memorial for Al Anderson joining more than 500 people.

He also noted that the St. Clair Region Conservation Authority (SCRCA) applied for two grants in the amount of \$175,000 to extend shoreline protection work at Courtright Park.

Councillor Miller

Councillor Miller attended Al Anderson's Memorial and the flag raising ceremony at the Legion in Wallaceburg.

Councillor Kingston

Councillor Kingston attended Al Anderson's Memorial, the Optimist Pumpkin Fest on October 28 and the Accessibility Audit at the Corunna Library and the Emergency Services Building.

Councillor De Gurse

Councillor De Gurse requested that Nova Chemicals consult with Council for locations to replant trees removed for the possible plant expansion.

Mayor Arnold

Mayor Arnold attended numerous events on behalf of the Township since the last meeting including: a \$5000 cheque donation from DuPont to the SCRCA to help fund the education program; LAWSS meeting; the flag raising ceremony in Wallaceburg; a meeting with BIOX and a 60^{th} Wedding Anniversary.

Mayor Arnold reminded Council of the upcoming Remembrance Day Celebrations at Aamjiwnaang on November 10 at 11:00am; the 1st Scouts Candle Vigil on November 10th at the Corunna Clock Tower and on Remembrance Day at all the local Legions.

Mayor Arnold concluded by advising Council he has asked the Director of Community Services to produce quotes for repairs to the seawall in two locations at Brander Park.

UNFINISHED BUSINESS:

| NEW | BUSI | INESS: |
|------------|-------------|---------------|
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IN-CAMERA:

Moved by T. Kingston Seconded by J. De Gurse

Motion #38 That the meeting enter an in-camera session to discuss the following items:

- 239(2) (b) Personal tax matters about an identifiable individual
- 239(2) (c) A proposed property donation to the Township

CARRIED

Mayor Arnold declared the meeting back into open session and asked for any forthcoming motions. Seeing none, it was so moved:

ADJOURNMENT:

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Moved by S. Miller Seconded by D. Randell **Motion #39** That the meeting of Council hereby be adjourned.

CARRIED

The meeting adjourned at 8:15 p.m.

Mayor - Steve Arnold

Clerk – Jeff Baranek