

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*

*see separate agendas

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

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

- 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

Motion #1 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

Motion #2 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

Motion #3 Be it resolved that Council accepts the following items of correspondence as per Council’s direction:

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

Motion #13 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

Motion #14 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

Motion #16 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

Motion #19 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

Motion #20 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

Motion #21 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

Motion #22 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

Motion #23 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

Motion #24 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

Motion #25 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

Motion #26 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

Motion #27 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

Motion #29 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

Motion #30 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

Motion #31 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

Motion #32 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

Motion #33 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

Motion #34 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

Motion #35 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.

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 60th 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 BUSINESS:

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:

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

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