



CORPORATION OF THE TOWNSHIP OF ST. CLAIR

COUNCIL MINUTES

SESSION #2

St. Clair Township Civic Centre
January 21, 2019
6:00 p.m.

A Regular Meeting of Council was held Monday, January 21, 2019 at the Council Chambers in Mooretown at 6:00 p.m. with the following people present:

S. Arnold	Mayor
S. Miller	Deputy Mayor
P. Brown	Councillor
J. De Gurse	Councillor
T. Kingston	Councillor
B. Myers	Councillor

Staff:	J. Rodey	CAO/Acting Clerk
	C. McClemens	Deputy Clerk

Regrets:	R. Atkins	Councillor
	J. Baranek	Clerk

AGENDA

1. CALL TO ORDER

2. ADOPTION OF MINUTES

- 2.1. Regular Council Meeting - Session #1 - January 7, 2019
- 2.2. Moore Museum Advisory Committee Meeting - November 7, 2018
 - October attendance 2018
 - October summary 2018
 - YTD Financial Report to October 31, 2018

3. DECLARATION OF PECUNIARY INTEREST

4. DELEGATIONS/PRESENTATIONS

- 4.1. - 6:15 p.m. - Public Rezoning Meeting - ZBLA - Vacant lot on St. Clair Blvd. (Sifton Properties)

5. CORRESPONDENCE ITEMS

- 5.1. 2019 Toronto Leader's Dinner
- 5.2. Sign Request - Corunna Giants

6. INFORMATION ITEMS

- 6.1. 2018 St. Clair Region Conservation Authority Meeting Highlights - November 8, 2018
- 6.2. 2019 Lambton County Building Services DRAFT Budget

- 6.3. Enbridge Gas Distribution Inc. - Dow Moore Storage Pool - Notice of Application
- 6.4. Lambton County Council correspondence - Proposed Amendments to Renewable Energy Approvals

7. REPORTS OF COMMITTEES AND STAFF

7.1. SENIOR PLANNER:

- 1) Follow up to Addendum for 394 Alfred Street - (Proposed OPA #24 & ZBLA)
- 2) Site Plan Agreement - 285 Albert Street, Corunna (NOVA Chemicals Corp. - St. Clair Site)
- 3) Site Plan Amendment - 785 Petrolia Line (NOVA Chemicals Corp. - Corunna Site)
- 4) ZBLA - Vacant lot on St. Clair Boulevard (Sifton Properties)

7.2. CLERK:

- 1) Fence Complaint - 361 Ellis Drive, Corunna
- 2) Proposed Procedural By-law Update
- 3) Property Standards Updates
- 4) Results from the Integrity Commissioner Request For Proposal

8. NEW BUSINESS

9. BY-LAWS

- 9.1. By-Law 1 of 2019 - Water & Sewer Rate By-law
- 9.2. By-Law 2 of 2019 - ZBLA - Vacant lot on St. Clair Boulevard (Sifton Properties)
- 9.3. By-Law 3 of 2019 - Site Plan Agreement - 285 Albert Street, Corunna (NOVA Chemicals Corp. - St. Clair Site)
- 9.4. By-Law 4 of 2019 - ZBLA - Site Plan Amendment - 785 Petrolia Line (NOVA Chemicals Corp. - Corunna Site)
- 9.5. By-Law 5 of 2019 - Interim Tax By-law

10. IN CAMERA SESSION

- 10.1. Municipal Act - Section 239 (2) (c) To discuss an offer of purchase on 5 Fairview Boulevard
- 10.2. Municipal Act - Section 239 (2) (b) To discuss tax arrears on a specific property

11. COUNCILLORS' REPORTS

12. NOTICES OF MOTION

13. UPCOMING MEETINGS

- 13.1. Committee of the Whole - Monday, February 4, 2019 at 3:00 p.m.
- 13.2. Regular Council - Tuesday, February 19, 2019 at 6:00 p.m.
- 13.3. Committee of the Whole - Monday, March 4, 2019 at 3:00 p.m.
- 13.4. Regular Council - Monday, March 18, 2019 at 6:00 p.m.

14. ADJOURNMENT

1. CALL TO ORDER

Mayor Arnold called the meeting to Order at 6:00 p.m.

2. ADOPTION OF MINUTES

Moved by S. Miller

Seconded by P. Brown

Motion 1 Be it resolved that the minutes from Council Session #1 held January 7, 2019 be received and accepted as printed.

CARRIED

Moved by S. Miller

Seconded by P. Brown

Motion 2 Be it resolved that the minutes from the Moore Museum Advisory Board meeting held November 7, 2018 be received and accepted as printed.

CARRIED

3. DECLARATION OF PECUNIARY INTEREST

None declared.

4. DELEGATIONS/PRESENTATIONS

4.1 Public Rezoning Meeting – St. Clair Blvd. – Sifton Properties

At the appointed time of 6:15 p.m., Mayor Arnold called the Public Meeting to consider an application submitted by Sifton Properties for a property on St. Clair Boulevard to order.

Township Senior Planner - Barry Uitvlugt summarized his report for the rezoning application for development of a vacant lot condominium that would consist of 11 buildings with a total of 66 attached units, being approximately 1 ½ storeys.

The Township Official Plan designates the subject lands as Residential and the land is currently zoned as Residential – 3 (R3) as per the Zoning By-law. Mr. Uitvlugt noted that, in his opinion, the proposal complies with the Township and County Official Plans and the Provincial Policy Statement.

Councillor Myers asked Mr. Uitvlugt to further clarify the difference between vacant lot condominiums versus condominiums. Mr. Uitvlugt explained that potential purchasers would own the unit and also own their own yard as opposed to solely only just the unit.

Mayor Arnold further clarified that this is a site specific zoning for the subject lands and that the proposed condominium development would be permitted as opposed to a completely different plan. Mr. Uitvlugt confirmed that this is a site specific zoning for the lands.

Councillor Brown asked when Council will be provided with site details such as fencing, landscaping, etc. Mr. Uitvlugt confirmed that a plan of condominium must be applied for as well as site plan control at which time Council will review such details.

Maureen Zunti of Sifton Properties spoke on behalf of the applicant and confirmed that she agreed with the Staff Report prepared by Barry Uitvlugt and appreciated the Staff support and assistance to date with the file.

Ron Langille of 200 St. Clair Blvd, Unit 2 asked for further explanation as to whether the proposed units will be rented or purchased. Mr. Uitvlugt confirmed that the unit, driveway and lot will be purchased. Mr. Langille also wanted confirmation that all new services were to be installed as he had concerns about his abutting condominium being adversely impacted. Mr. Uitvlugt confirmed that all new servicing is planned and the abutting neighbours will not be adversely impacted by this development.

Seeing no more comments, Mayor Arnold declared the public meeting closed and asked for any forthcoming motions.

Moved by S. Miller

Seconded by T. Kingston

Motion 3 Be it resolved that the report by Barry Uitvlugt - Senior Planner, dated January 15, 2019 be received for information purposes and that By-law No. 2 of 2019, being a By-law to amend the Comprehensive Zoning By-law with a modification to the maximum height of 2 storeys, 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

5. CORRESPONDENCE ITEMS

Moved by P. Brown

Seconded by S. Miller

Motion 4 Be it resolved the following items of correspondence be received as per Council's direction:

1. 2019 Toronto Leader's Dinner
2. Sign Request – Corunna Giants

CARRIED

Moved by S. Miller

Seconded by J. De Gurse

Motion 5 Be it resolved that Mayor Arnold be authorized to attend the 2019 Toronto Leader's Dinner on February 27, 2019 at the Toronto Congress Centre.

CARRIED

Moved by T. Kingston

Seconded by P. Brown

Motion 6 Be it resolved that the request submitted by Rick Leonard to have a Corunna Giants sign put on the *Welcome to Corunna* signs be referred to the Director of Community Services to determine criteria for posting such a sign and for the financing of its production and installation.

CARRIED

6. INFORMATION ITEMS

Moved by P. Brown

Seconded by S. Miller

Motion 7 Be it resolved that the following items of information be dealt with as per Council's instructions for agenda items identified as 1) to 4):

1. 2018 St. Clair Region Conservation Authority Meeting Highlights – November 8, 2018
2. 2019 Lambton County Building Services DRAFT Budget
3. Enbridge Gas Distribution Inc. – Dow Moore Storage Pool – Notice of Application
4. Lambton County Council correspondence –Proposed Amendments to Renewable Energy Approvals

CARRIED

7. REPORTS OF COMMITTEES AND STAFF

7.1 SENIOR PLANNER:

Moved by S. Miller

Seconded by P. Brown

Motion 8 Be it resolved that the report dated January 8, 2019, submitted by Barry Uitvlugt - Senior Planner with regard to a Follow up to Addendum 1 for 394 Alfred St. (Proposed OPA #24 & ZBLA) be received for information purposes and that Council defer the decision of the 394 Alfred St. Official Plan and Zoning By-law amendment applications to allow for the proponent to provide an addendum no later than February 20, 2019, which includes a detailed sketch and a specific land use proposal.

CARRIED

Moved by P. Brown

Seconded by S. Miller

Motion 9 Be it resolved that the report dated January 15, 2019, submitted by Barry Uitvlugt - Senior Planner with regard to 285 Albert St. be received for information purposes and Council approve By-law No. 3 of 2019, being a by-law to authorize execution of an Agreement with NOVA Chemicals to establish a Site Plan Agreement for 285 Albert St., Corunna, ON.

CARRIED

Moved by S. Miller

Seconded by P. Brown

Motion 10 Be it resolved that the report dated January 15, 2019, submitted by Barry Uitvlugt - Senior Planner with regard to 785 Petrolia Line be received for information purposes and Council approve By-law No. 4 of 2019, being a by-law to authorize execution of an Agreement with NOVA Chemicals to establish a Site Plan Amendment Agreement for 785 Petrolia Line, Corunna, ON.

CARRIED

Moved by T. Kingston

Seconded by J. De Gurse

Motion 11 Be it resolved that the report dated January 15, 2019, submitted by Barry Uitvlugt - Senior Planner with regard to a vacant lot on St. Clair Blvd. be received for information purposes and that By-law No. 2 of 2019, being a by-law to amend the Comprehensive Zoning By-law with a modification to the maximum height of 2 storeys, 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

7.2 CLERK:

Moved by T. Kingston

Seconded by J. De Gurse

Motion 12 Be it resolved that the Fence Complaint report submitted by Clerk - Jeff Baranek dated January 10, 2019 be received and that a letter be sent to the owner of 360 Alfred Street to remove the sharp objects projecting through the rear yard fence towards 361 Ellis Drive.

CARRIED

Moved by P. Brown

Seconded by B. Myers

Motion 13 Be it resolved that Staff be directed to review the Township's current fencing by-law to possibly include such provisions as maintenance and fencing materials.

CARRIED

Moved by J. De Gurse

Seconded by T. Kingston

Motion 14 Be it resolved that the draft Procedural By-law report submitted by Clerk - Jeff Baranek be received as information and consideration for the By-law be deferred until the next meeting where every member of Council is present.

CARRIED

Moved by J. De Gurse

Seconded by B. Myers

Motion 15 Be it resolved that the Property Standards Update report submitted by Clerk - Jeff Baranek be received as information and the following recommendations be approved:

- That the Township send a formal letter to the owners of 137 Church Street requiring the trailer and shed be removed from the boulevard, and the yard be cleared of derelict vehicles and equipment; and remind them that dumping on Township roads is illegal identifying penalties for a conviction (just as information - without suggesting they are guilty of that offence);
- That the Township submit a letter to the owners of 215 Cameron Street providing 30 days to remove the sea-can or risk having it confiscated by the Township at their expense;

- That the Property Standards file for 219 Cameron Street be closed;
- That Council direct staff to have the Township Solicitor send the owners of 249 Blackthorn Crescent a registered letter advising that an auto-shop is not a permitted use and identifying the penalties for anyone convicted of an offence; and that an investigation be authorized should activity not immediately cease;
- That the file for the property known as 574 Albert Boulevard be left open, but that no action be taken at this time;
- That the Property Standards file for 1540 St. Clair Parkway be closed;
- That staff be directed to send a letter to the owner of 3444 John Street and ask for his timeline to have the building on the property brought into compliance with the Township Property Standards By-law.
- That the Township send a letter to the new owner of 3470 John Street with a 30 day deadline to bring the property into compliance by removing the rubble from the detached structure, and have the roof on the dwelling repaired;

CARRIED

Moved by T. Kingston

Seconded by J. De Gurse

Motion 16 Be it resolved that the report submitted by Clerk - Jeff Baranek dated January 15, 2019 be received and that Robert J Swayze be retained as the Integrity Commissioner for the Township of St. Clair for a four year term.

CARRIED

8. NEW BUSINESS

No new business presented at this time.

9. BY-LAWS

Moved by J. De Gurse

Seconded by B. Myers

Motion 17 Be it resolved that By-law 1 of 2019 – being a By-law to establish Water & Sewer rates be given 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 B. Myers

Motion 18 Be it resolved that By-law 2 of 2019 being a By-law to amend the Comprehensive Zoning By-law 17 of 2003 for the subject property on the north side of St. Clair Boulevard as per application R7 submitted by Sifton Properties be given 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 B. Myers

Motion 19 Be it resolved that By-law 3 of 2019 – being a By-law to authorize execution of an Agreement with NOVA Chemicals Corporation to establish a Site Plan Agreement for 285 Albert St., Geographic Township of Moore, Township of St. Clair, County of Lambton be given all three readings and be thereby passed and that the Mayor and Clerk be authorized to execute appurtenant agreements.

CARRIED

Moved by B. Myers

Seconded by T. Kingston

Motion 20 Be it resolved that By-law 4 of 2019 – being a By-law to authorize execution of an Agreement with NOVA Chemicals (Canada) Ltd. to establish a Site Plan Agreement Amendment for 785 Petrolia Line, Geographic Township of Moore, Township of St. Clair, County of Lambton be given all three readings and be thereby passed and that the Mayor and Clerk be authorized to execute appurtenant agreements.

CARRIED

Moved by B. Myers

Seconded by J. De Gurse

Motion 21 Be it resolved that By-law 5 of 2019 – being a By-law to Provide for Interim Tax Levies for the Year 2019 for the Township of St. Clair be given all three readings and be thereby passed and that the Mayor and Clerk be authorized to execute appurtenant agreements.

CARRIED

10. IN-CAMERA SESSION:

Moved by P. Brown

Seconded by T. Kingston

Motion 22 Be it resolved the meeting enter an in-camera session to discuss:

- Municipal Act - Section 239 (2) (c) an offer of purchase on 5 Fairview Boulevard
- Municipal Act - Section 239 (2) (b) tax arrears on a specific property

CARRIED

Mayor Arnold declared the meeting back into open session and asked for any forthcoming motions.

11. COUNCILLOR'S REPORTS

Deputy Mayor Miller:

Deputy Mayor Miller recently attended a Flood Action Committee meeting, the Township capital budget meeting as well as a County Council meeting.

Councillor Brown:

Councillor Brown noted that he really enjoyed the recent Township tour that Council attended and thought it was very informative.

Councillor Myers:

Councillor Myers also noted that the recent Township tour was very informative. He has recently attended a Sombra Museum meeting, a Heritage St. Clair Committee meeting as well as a Moore Agricultural Meeting. Councillor Myers further noted that the Children's Safety Village now plans to be located on the Moore Agricultural grounds and that the President of the Moore Agricultural Society is now Malcom Rogers.

Councillor Kingston:

Councillor Kingston noted that the recent Township tour was very informative and that the Brigden Library has advised that they are very pleased with their drinking water fountain.

Councillor De Gurse:

Councillor De Gurse noted that he really enjoyed the Township tour. He advised that the Township's waste water facilities are going to need some money invested into them for maintenance and operation in the near future.

Mayor Arnold:

Mayor Arnold recently attended a Flood Action Committee meeting as well as a soil and crop meeting in Alvinston.

Mayor Arnold noted that he planned to attend the upcoming Roma Conference on January 27, 2019.

12. NOTICES OF MOTION

None declared.

13. UPCOMING MEETINGS

- 13.1. Committee of the Whole - Monday, February 4, 2019 at 3:00 p.m.
- 13.2. Regular Council - Tuesday, February 19, 2019 at 6:00 p.m.
- 13.3. Committee of the Whole - Monday, March 4, 2019 at 3:00 p.m.
- 13.4. Regular Council - Monday, March 18, 2019 at 6:00 p.m.

14. ADJOURNMENT

Moved by B. Myers

Seconded by T. Kingston

Motion 23 Be it resolved that the meeting do hereby adjourn.

CARRIED

The meeting was adjourned at 7:25 p.m.


Deputy Clerk - Carlie McGlemens


Mayor - Steve Arnold

