



**CORPORATION OF THE TOWNSHIP OF ST. CLAIR**

**COUNCIL MINUTES**

**SESSION #17**

Electronic Meeting  
October 4, 2021  
3:00 p.m.

A Regular Meeting of Council was held Monday, October 4, 2021, at 3:00 p.m. with the following people participating via video conference:

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

Staff:	J. Rodey	CAO
	J. Baranek	Clerk

**AGENDA:**

**1. CALL TO ORDER**

**2. DECLARATION OF PECUNIARY INTEREST**

**3. ADOPTION OF MINUTES**

3.1 Regular Council Meeting - Session #16 – September 20, 2021

**4. DELEGATIONS/PRESENTATIONS**

**4.1 PUBLIC MEETING:**

- 3:15 p.m. – Zoning By-Law Amendment Application – 2044 Burman Line – Eric and Laura Smit

**4.2 PRESENTATION:**

- 3:30 p.m. – Enbridge Gas – Update on 2023 Dawn Corunna Project – Steven Jelich, Director – Southwest Region, Wes Armstrong, Director – Gas Storage and Pipeline Operations and Brian Lennie, Senior Advisor

**5. CORRESPONDENCE ITEMS**

5.1 Bentinck Drive Area – Safety Concerns

5.2 Property Standards Complaint – Sombra

5.3 Royal Canadian Legion Branch 447 – Remembrance Day Activities 2021

5.4 Erosion Concerns – Miller Moffatt Drain, Sombra

5.5 Property Standards Complaint – Courtright

5.6 Operation Christmas Tree 2021

5.7 Royal Canadian Legion Military Service Recognition Book – Sponsorship Request

6. **INFORMATION ITEMS**

6.1 Building Permit Report – August 2021

6.2 Tourism Sarnia-Lambton - Board of Directors Meeting Minutes – August 22, 2021

6.3 Tourism Sarnia-Lambton – Executive Director’s Report – September 16, 2021

6.4 Lambton County – Notice of Decision – Application for Subdivision Approval #38T-21002 – Courtright Landing (Southside Construction Management Ltd.)

6.5 Lambton Generating Station – Neighbours Newsletter – Fall 2021 – Demolition Update

7. **REPORTS OF COMMITTEES AND STAFF**

7.1 Planner’s Report – Zoning By-Law Amendment – 2044 Burman Line – Eric and Laura Smit

7.2 Planner’s Report – Follow-up: Zoning By-Law Amendment Application and Site Plan Agreement – 497 Courtright Line – James Seward (Agent: Jay McGuffin)

7.3 Clerk’s Report – Fence Complaint – 3494 Water Street, Sombra

7.4 Deputy Clerk/Coordinator of Planning’s Report – Information Report – Planning/Development Summary

7.5 Human Resources Coordinator’s Report – COVID-19 Mandatory Vaccination Policy

7.6 Treasurer’s Report – General Accounts Report and Corporate Visa Statement

7.7 Treasurer’s Report – 2021 Capital Budget Update and Financial Projections

7.8 Deputy Chief’s Report - Information

7.9 Deputy Chief’s Report – Fire Department Prevention and Fire Safety Education Activities

7.10 Deputy Chief’s Report – Fire Department Training and Health & Safety Activities

7.11 Coordinator of Operations’ (Works) Report – Monthly Report

7.12 Coordinator of Operations’ (Works) Report – East Street Drainage - Sombra

7.13 Coordinator of Operations’ (Works) Report – Parking Along Murry Street - Corunna

7.14 Coordinator of Operations’ (Works) Report – Parking – Second Street and St. Clair Parkway



**7.15** Coordinator of Operations' (Works) Report – Quotation Results – Replacement of Seawall on Fane Street

**7.16** Coordinator of Operations' (Works) Report – Loading/Unloading Zone – Ferry Dock Hill

**7.17** Coordinator of Operations' (Water) Report – Monthly Report

**7.18** Coordinator of Engineering's Report – Disaster Mitigation and Adaptation Fund (DMAF) Intake 2

**7.19** Director of Community Services' Report – Information

**7.20** Coordinator of Parks and Facilities' Report – Contracts for Community Services

**8. BY-LAWS**

**8.1** By-Law 40 of 2021 – Zoning By-Law Amendment – 497 Courtright Line- James Seward (Agent: Jay McGuffin)

**8.2** By-Law 43 of 2021 – Site Plan Agreement – 497 Courtright Line – James Seward (Agent: Jay McGuffin)

**8.3** By-Law 44 of 2021 – Zoning By-Law Amendment – 2044 Burman Line – Laura and Eric Smit

**9. NEW BUSINESS/COUNCILLORS' REPORTS**

**10. UPCOMING MEETINGS**

**10.1** Regular Council Meeting – Monday, October 18, 2021, at 6:00 p.m.

**10.2** Regular Council Meeting – Monday, November 1, 2021, at 3:00 p.m.

**10.3** Regular Council Meeting – Monday, November 15, 2021, at 6:00 p.m.

**11. IN CAMERA SESSION**

**11.1** Municipal Act – Section 239 (2) (d) Labour Relations related to a new role in the Township

**11.2** Municipal Act – Section 239 (2) (f) To consider advice from Township Solicitor

**11.3** Municipal Act – Section 239 (2) (d) To Consider options to fill a vacancy

**12. ADJOURNMENT**

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**1. CALL TO ORDER**

At the appointed time of 3:00 p.m., Mayor Arnold called the meeting to order and welcomed Council, staff and those watching on other platforms.

**2. DECLARATION OF PECUNIARY INTEREST**

None declared.

**3. ADOPTION OF MINUTES**



Moved by J. De Gurse

Seconded by T. Kingston

**Motion 1** Be it resolved that the Minutes from the Regular Council Meeting Session #16 held on September 20, 2021, be received and accepted as printed.

**CARRIED**

**4. DELEGATIONS/PRESENTATIONS**

**4.1 PUBLIC MEETING:**

**– 3:15 p.m. – Zoning By-Law Amendment Application – 2044 Burman Line – Eric and Laura Smit**

At the appointed time of 3:15 p.m., Mayor Arnold declared the public meeting open for consideration of rezoning the property known as 2044 Burman Line. The rezoning was a condition of consent related to Committee of Adjustment severance file B08/21 which approved the creation of a new lot to dispose of a surplus farm dwelling, subject to the rezoning of both the new and retained lots.

Planner - Ezio Nadalin summarized his report and advised that the retained parcel merged with the abutting lot, thereby qualifying it for the minimum size. Mr. Nadalin recommended the draft by-law for approval.

Moved by S. Miller

Seconded by B. Myers

**Motion 2** Be it resolved that the Rezoning for 2044 Burman Line report submitted by Planner - Ezio Nadalin be received and that corresponding By-Law 44 of 2021 be considered for approval.

**CARRIED**

**4.2 PRESENTATION:**

**– 3:30 p.m. – Enbridge Gas – Update on 2023 Dawn Corunna Project – Steven Jelich, Director – Southwest Region, Wes Armstrong, Director – Gas Storage and Pipeline Operations and Brian Lennie, Senior Advisor**

At the appointed time of 3:30 p.m., Mayor Arnold welcomed Wes Armstrong and Brian Lennie of Enbridge to make their presentation related to the upcoming 2023 Corunna Dawn Project.

The 2023 Dawn Corunna Project proposes the decommissioning of seven of the eleven natural gas compressors at the Corunna station as they near their end of their useful lifecycle. Installation of one new 36-inch diameter steel natural gas pipeline between the Corunna and Dawn stations would be the main focus of this project. The project was subject to Ontario Energy Board (OEB) approval and, if approved, would begin in early 2023 with completion expected by the end of 2024.

The approximate investment this project would inject between \$200-\$250 million into the local community and it would emphasize the use of local trades and locally produced materials.

The presentation concluded with Mayor Arnold confirming consultation with local First Nations and with Enbridge seeking a letter of support from the Township to accompany their application to the OEB.

Moved by S. Miller

Seconded by P. Brown

**Motion 3** Be it resolved that St. Clair Township is in support of Enbridge's 2023 Dawn Corunna Project, as it will maintain the safe and reliable operation of Enbridge Gas' system in the local area and create temporary construction jobs in St. Clair Township along with local construction material sourcing opportunities for local suppliers.

**CARRIED**



**5. CORRESPONDENCE ITEMS**

Moved by J. De Gurse

Seconded by R. Atkins

**Motion 4** Be it resolved that Council accept the following items of correspondence as per Council's direction:

- 5.1 Bentinck Drive Area - Safety Concerns
- 5.2 Property Standards Complaint - Sombra
- 5.3 Royal Canadian Legion Br.447 - Remembrance Day 2021
- 5.4 Erosion Concerns - Miller Moffatt Drian, Sombra
- 5.5 Property Standards Complaint - Courtright
- 5.6 Operation Christmas Tree 2021
- 5.7 Royal Canadian Legion Military Service Recognition Book – Sponsorship Request

**CARRIED**

5.1 Moved by P. Brown

Seconded by R. Atkins

**Motion 5** Be it resolved that the concern related to Bentinck Drive Area be referred to staff for a consideration report.

**CARRIED**

5.2 Moved by S. Miller

Seconded by B. Myers

**Motion 6** Be it resolved that the property standards complaint submitted against the property known as 173 Smith Line be referred to the County of Lambton Property Standards Enforcement Officer for investigation.

**CARRIED**

5.3 Moved by S. Miller

Seconded by B. Myers

**Motion 7** Be it resolved that the Remembrance Day festivities as proposed by Royal Canadian Legion Branch 447, including the use of the clocktower property in Corunna at 11:00 a.m. on November 11, 2021, be approved, and that Mayor Arnold represent the Township to witness the laying of the wreaths.

**CARRIED**

5.4 Moved by S. Miller

Seconded by P. Brown

**Motion 8** Be it resolved that the request from the owner of 2801 St. Clair Parkway to enclose the Miller Moffat Drain be addressed utilizing the Ontario Drainage Act process, and the property owners of 2801 St. Clair Parkway be directed to sign a request under Section 78 of the Drainage Act (drain Improvement) to initiate a new Engineers report that will consider erosion control and/or the enclosure of the Miller-Moffatt Drain from St. Clair Parkway to the outlet at the St. Clair River.

**CARRIED**

5.5 Moved by T. Kingston

Seconded by P. Brown

**Motion 9** Be it resolved that the property standards complaint submitted against the property known as 1540 St. Clair Parkway be referred to the County of Lambton Property Standards Enforcement Officer for investigation.

**CARRIED**

5.6 Moved by P. Brown

Seconded by R. Atkins

**Motion 10** Be it resolved that Operation Christmas Tree be authorized to use space in the Emergency Services Building for their 2021 program, to the satisfaction of staff and current tenants.

**CARRIED**

**6. INFORMATION ITEMS**

Moved by P. Brown

Seconded by J. De Gurse

**Motion 11** Be it resolved that the following items of information be dealt with as per Council's direction:

- 6.1 Building Permit Report -August 2021



- 6.2 Tourism Sarnia-Lambton Board of Directors Meeting Minutes – August 22, 2021
- 6.3 Tourism Sarnia-Lambton Executive Director's Report - September 16, 2021
- 6.4 Lambton County Notice of Decision - Application for Subdivision Approval - Courtright Landing (Southside Construction)
- 6.5 Lambton Generating Station - Neighbours Newsletter - Fall 2021

**CARRIED**

## 7. REPORTS OF COMMITTEES AND STAFF

- 7.1 Moved by S. Miller Seconded by B. Myers  
**Motion 12** Be it resolved that the *Zoning By-Law Amendment – 2044 Burman Line – Eric and Laura Smit* report as submitted by Planner – Ezio Nadalin be received as information and that corresponding Zoning By-Law Amendment By-Law 44 of 2021 be considered for approval.

**CARRIED**

- 7.2 Moved by P. Brown Seconded by T. Kingston  
**Motion 13** Be it resolved that the *Zoning By-Law Amendment and Site Plan Agreement – 497 Courtright Line – James Seward (Agent: Jay McGuffin)* report dated September 29, 2021, as submitted by Planner – Ian MacDougall be received as information and that the corresponding By-Laws 40 and 43 of 2021 be considered for approval.

**[Mayor Arnold requested a Recorded Vote]**

Councillor Atkins	Aye
Councillor Brown	Aye
Councillor De Gurse	Aye
Councillor Kingston	Aye
Councillor Myers	Aye
Deputy Mayor Miller	Aye
Mayor Arnold	Nay

**CARRIED**

- 7.3 Moved by J. De Gurse Seconded by B. Myers  
**Motion 14** Be it resolved that the *Fence Complaint - 3494 Water Street, Sombra*  
report as submitted by Clerk - Jeff Baranek be received as information.

**CARRIED**

- 7.4 Moved by R. Atkins  
Seconded by S. Miller  
**Motion 15** Be it resolved that the *Information Report – Planning/Development Summary* report as submitted by Coordinator of Planning - Carlie McClemens be received as information.

**CARRIED**

- 7.5 Moved by R. Atkins Seconded by B. Myers  
**Motion 16** Be it resolved that the *COVID-19 Mandatory Vaccination Policy* report as submitted by Human Resources Coordinator - Kelly Gibson be received as information and that consideration for the policy be tabled to allow consultation with OPSEU Local 123.

TABLED

- 7.6 Moved by J. De Gurse Seconded by T. Kingston  
**Motion 17** Be it resolved that the *General Accounts and Corporate Visa Statement* report as submitted by Treasurer - George Lozon be received as information and the following vendor invoices be approved for the period of August 28 to September 27, 2021, totaling \$3,468,713.46 along with the CIBC Visa charges for the period of July 25 to August 24, 2021, total \$25,604.20 be approved.

**CARRIED**



- 7.7 Moved by P. Brown Seconded by S. Miller  
**Motion 18** Be it resolved that the *2021 Capital Budget Update and Financial Projections* report as submitted by Treasurer - George Lozon be received as information.  
**CARRIED**

7.8 Moved by J. De Gurse Seconded by T. Kingston  
**Motion 19** Be it resolved that resolved that the *Fire Department - Information* report as submitted by Deputy Chief - Steve Bicum be received as information.  
**CARRIED**

7.9 Moved by J. De Gurse Seconded by T. Kingston  
**Motion 20** Be it resolved that the *Fire Department Prevention & Fire Safety Education Activities* report as submitted by Deputy Chief - Andrew McMillan be received as information.  
**CARRIED**

7.10 Moved by J. De Gurse Seconded by T. Kingston  
**Motion 21** Be it resolved that the *Fire Department Training and Health & Safety Activities* report as submitted by Deputy Chief - Steve Bicum be received as information.  
**CARRIED**

7.11 Moved by J. De Gurse Seconded by T. Kingston  
**Motion 22** Be it resolved that the *Works – Monthly Report* as submitted by Coordinator of Works - Dave Neely be received as information.  
**CARRIED**

7.12 Moved by R. Atkins Seconded by B. Myers  
**Motion 23** Be it resolved that the *East Street Drainage - Sombra* report as submitted by Coordinator of Works - Dave Neely be received as information and that the Director of Public Works be authorized to sign a Section 4 Drainage Act petition representing the road authority, initiating a new Municipal Drain along East Street in Sombra.  
**CARRIED**

7.13 Moved by S. Miller Seconded by R. Atkins  
**Motion 24** Be it resolved that the *Parking Along Murray Street - Corunna* report as submitted by Coordinator of Works - Dave Neely be received as information and that the request to restrict street side parking along Murray Street between Beckwith Street and Paget Street be denied.  
**CARRIED**

7.14 Moved by R. Atkins Seconded by T. Kingston  
**Motion 25** Be it resolved that the *Parking – St. Clair Parkway and Second Street* report as submitted by Coordinator of Works - Dave Neely be received as information and that the request to further restrict parking along the east side of St. Clair Parkway, south of Second Street, be denied.  
**CARRIED**

7.15 Moved by T. Kingston Seconded by S. Miller  
**Motion 26** Be it resolved that the *Quotation Results - Replacement of Seawall on Fane Street* report as submitted by Coordinator of Works - Dave Neely be received as information and that the Township procurement policy be waived, and the replacement of the seawall across the Fane Street road allowance by Bill Hart Marine Tech. for the quoted price of \$35,513.86 (including net HST) be approved to be funded from the approved 2021 Capital Budget.



7.16 Moved by S. Miller

Seconded by J. De Gurse

**Motion 27** Be it resolved that the *Loading/Unloading Zone - Ferry Dock Hill* report as submitted by Coordinator of Works - Dave Neely be received as information and that the designation of No Parking - Loading/Unloading Zone to be located at the south-west corner of the dock area be approved and that signage and pavement markings be installed by Operations staff, and a by-law be passed to finalize the restriction.

**CARRIED**

7.17 Moved by P. Brown

Seconded by T. Kingston

**Motion 28** Be it resolved that the *Water - Monthly Report* as submitted by Coordinator of Works - Chris Westbrook be received as information.

**CARRIED**

7.18 Moved by P. Brown

Seconded by T. Kingston

**Motion 29** Be it resolved that the *Disaster Mitigation and Adaptation Fund (DMAF) Intake 2* report as submitted by Coordinator of Engineering- Paul daSilva be received as information and that the joint application administered by the St. Clair Region Conservation Authority for the Disaster Mitigation and Adaptation Fund on behalf of St. Clair Township be authorized and endorsed.

**CARRIED**

7.19 Moved by R. Atkins

Seconded by T. Kingston

**Motion 30** Be it resolved that the *Community Services - Information Report* as submitted by Director of Community Services - Kendall Lindsay be received as information.

**CARRIED**

7.20 Moved by S. Miller

Seconded by P. Brown

**Motion 31** Be it resolved that the *Contracts for Community Services* report as submitted by Coordinator of Facilities - Sue Knight be received as information and that the following recommendations be approved:

1. That the contract with Lambton Sanitation be renewed and extended by one year; and
2. The contract with HHS Contracting be extended by 3 years for maintenance of waterfront parks, with an annual increase of 2.5%.

**CARRIED**

## **8. BY-LAWS:**

Moved by T. Kingston

Seconded by B. Myers

**Motion 32** Be it resolved that the following By-laws receive all three readings and that the Mayor and Clerk be authorized to execute appurtenant agreements and be thereby passed:

8.1 By-Law 40 of 2021- Zoning By-Law Amendment – 497 Courtright Line – James Seward (Agent: Jay McGuffin)

8.2 By-Law 43 of 2021- Site Plan Agreement – 497 Courtright Line – James Seward (Agent: Jay McGuffin)

8.3 By-Law 44 of 2021- Zoning By-Law Amendment – 2044 Burman Line – Laura and Eric Smit

**CARRIED**

## **9. NEW BUSINESS/COUNCILLORS' REPORTS:**



Moved by P. Brown

Seconded by R. Atkins

**Motion 33** Be it resolved the Township purchase a half page colour advertisement to be included in *The Royal Canadian Legion Ontario Command Military Recognition Book* at a cost of \$940.

**MOTION LOST**

Moved by S. Miller

Seconded by B. Myers

**Motion 34** Be it resolved the Township purchase a full page colour advertisement to be included in *The Royal Canadian Legion Ontario Command Military Recognition Book* at a cost of \$1675.

**CARRIED**

### **Councillor Atkins**

Councillor Atkins participated in the Committee of Adjustment meeting and thanked Committee Secretary - Carlie McClemens for her informative handbook.

Councillor Atkins also noted that the final BLOOM Centre for Municipal Education webinar takes place this week and that she plans to participate in the upcoming Teeny Tiny Summit.

### **Councillor Brown**

Councillor Brown advised that he will be participating in the St. Clair Region Conservation Authority budget meeting on October 5, 2021, as well as the upcoming Community Awareness Emergency Response and St. Clair Golf Committee meetings.

Moved by P. Brown

Seconded by J. De Gurse

**Motion 35** Be it resolved that commercially wide sidewalks be considered as a capital project for the 2022 Capital Budget along Hill Street between 198 Hill Street and 224 Hill Street.

**CARRIED**

### **Councillor De Gurse**

Councillor De Gurse had nothing to report.

### **Councillor Kingston**

Councillor Kingston participated in the Committee of Adjustment meeting.

She asked staff to check on the bushes at 398 Vroom Street to ensure visibility in the sight triangle.

### **Councillor Myers**

Councillor Myers congratulated his daughter on her recent nuptials.

Councillor Myers also noted the reflectivity of some benches along the River Trail causing visibility issues for drivers along St. Clair Parkway.

### **Deputy Mayor Miller**

Deputy Mayor Miller had nothing to report.

### **Mayor Arnold**

Mayor Arnold reported that he participated in Cable 6 coverage of the Federal Election and noted the People's Party of Canada collected 6,000 votes, up from around 1250 in the past election. Mayor Arnold congratulated MP Marilyn Gladu on her re-election, noting her achievements for St. Clair Township.



Mayor Arnold noted that he has received calls from residents concerned about ongoing mischief and vandalism in Corunna.

The Mayor met with Sarnia-Lambton Economic Partnership about a potential new investment in the area, with the OPP about their tenancy in the Emergency Services Building and received calls from anti-vaccination residents about their inability to access Township facilities.

Mayor Arnold closed his report by noting that he received a call indicating there had been a bear sighting on Penrise Street in Mooretown.

#### **10. UPCOMING MEETINGS**

- 10.1 Regular Council Meeting – Monday, October 18, 2021, at 6:00 p.m.
- 10.2 Regular Council Meeting – Monday, November 1, 2021, at 3:00 p.m.
- 10.3 Regular Council Meeting – Monday, November 15, 2021, at 6:00 p.m.

#### **11. IN CAMERA SESSION**

Moved by J. De Gurse

Seconded by P. Brown

**Motion 36** Be it resolved that the meeting enter an in-camera session to consider the following:

- 11.1 Municipal Act – Section 239 (2) (d) Labour Relations related to a new role in the Township
- 11.2 Municipal Act – Section 239 (2) (f) To consider advice from Township Solicitor
- 11.3 Municipal Act – Section 239 (2) (d) To Consider options to fill a vacancy

**CARRIED**

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

#### **13. ADJOURNMENT**

Seeing no other business to conduct, it was thereby moved:

Moved by B. Myers

Seconded by R. Atkins

**Motion 37** Be it resolved that the meeting do hereby adjourn.

**CARRIED**

The meeting was adjourned at 5:30 p.m.

  
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Mayor – Steve Arnold

  
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Clerk – Jeff Baranek

