



CORPORATION OF THE TOWNSHIP OF ST. CLAIR

COUNCIL MINUTES

SESSION #8

St. Clair Township Civic Centre
April 18, 2022
6:00 p.m.

A Regular Meeting of Council was held Monday, April 18, 2022, at 6:00 p.m. with the following people participating:

S. Arnold	Mayor
S. Miller	Deputy Mayor
R. Atkins	Councillor (via Zoom)
P. Brown	Councillor (via Zoom)
J. De Gurse	Councillor (via Zoom)
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 #7 – April 4, 2022

4. DELEGATIONS

4.1 PUBLIC MEETING:

- 6:15 p.m. – Proposed Zoning By-Law Amendment – 389 Murray Street – St. Clair Medical Centre Inc.

5. CORRESPONDENCE ITEMS

5.1 Invitation to Proclaim June 19, 2022 – The Longest Day of Smiles

5.2 Sombra Days Community Festival – July 8 - 10, 2022

6. INFORMATION ITEMS

6.1 Lambton County News Release – Council Highlights – April 6, 2022

7. REPORTS OF COMMITTEES AND STAFF

7.1 Planner's Report – Official Plan Amendment/Zoning By-Law Amendment – St. Clair Medical Centre Inc. – 389 Murray Street

- 7.2 Deputy Clerk/Coordinator of Planning's Report – Temporary Second Dwelling Agreement Request – 254 Hill Street – Melodie Hulme
- 7.3 Deputy Clerk/Coordinator of Planning's Report – Temporary Modular Buildings Agreement – 785 Petrolia Line – NOVA Chemicals Corporation
- 7.4 Deputy Clerk/Coordinator of Planning's Report – Temporary Second Dwelling Agreement Request – 1566 LaSalle Line – Ryan & Lauren Strangway
- 7.5 Treasurer's Report – The Beacon – 2022 Distribution Costs
- 7.6 Director of Public Works' Report – Proposal to Host the Dig Safe Flag Raising Event for 2022
- 7.7 Coordinator of Operations' (Works) Report – Condition of Plank Road – Part 2
- 7.8 Coordinator of Operations' (Works) Report – Douglas Street, Wilkesport – Mutual Agreement Drain
- 7.9 Coordinator of Operations' (Works) Report – Tandem Axle Snowplow Truck
- 7.10 Coordinator of Engineering's Report – Wastewater Capacity Study – Request for Proposal
- 7.11 Director of Community Services' Report – Mermaids and Mariners – Special Event

8. BY-LAWS

- 8.1 By-Law 20 of 2022 – Joint Compliance Audit Committee - Election 2022 (repeal By-Law 5 of 2018)
- 8.2 By-Law 21 of 2022 – Confirming By-Law
- 8.3 By-Law 22 of 2022 – Official Plan Amendment – St. Clair Medical Centre – 389 Murray Street
- 8.4 By-Law 23 of 2022 – Zoning By-Law Amendment – St. Clair Medical Centre – 389 Murray Street
- 8.5 By-Law 24 of 2022 – Temporary Second Dwelling Agreement – Melodie Hulme – 254 Hill Street
- 8.6 By-Law 25 of 2022 – Temporary Modular Building Agreement – NOVA Chemicals Corp. – 785 Petrolia Line
- 8.7 By-Law 26 of 2022 – Temporary Second Dwelling Agreement – Ryan & Lauren Strangway – 1566 LaSalle Line

9. NEW BUSINESS/ COUNCILLORS' REPORTS

10. UPCOMING MEETINGS

- 11.1 Regular Meeting of Council – Monday, April 18, 2022, at 6:00 p.m.
- 11.2 Regular Meeting of Council – Monday, May 2, 2022, at 3:00 p.m.
- 11.3 Regular Meeting of Council – Monday, May 16, 2022, at 3:00 p.m.

11. ADJOURNMENT

1. **CALL TO ORDER**

At the appointed time of 6:00 p.m., Mayor Arnold called the meeting to order.

2. **DECLARATION OF PECUNIARY INTEREST**

None declared.

3. **ADOPTION OF MINUTES**

3.1 Moved by J. De Gurse

Seconded by R. Atkins

Motion 1 Be it resolved that the Minutes from the Regular Council Meeting Session #7 held on April 4, 2022, be received and accepted as printed.

CARRIED

4. **DELEGATIONS**

4.1 - **6:15 p.m. – Proposed Zoning By-Law Amendment – 389 Murray Street - St. Clair Medical Centre Inc.**

At the appointed time of 6:15 p.m., Mayor Arnold declared open the public meeting to consider an Official Plan Amendment and Re-Zoning application for the property known as 389 Murray Street.

Township Planner - Ian MacDougall summarized his report dated February 11, 2022 and noted that a portion of the proposal planned for commercial development crosses into the Residential designation of the Township Official Plan.

The proposal would see the existing derelict school and two houses fronting on Hill Street demolished in favour of a commercial plaza fronting both Hill Street and Murray Street, and an eventual phase two would place a residential cul-de-sac in the former schoolyard with access from Murray Street.

Mr. MacDougall noted that the zoning for the future residential component would be considered by a future application and recommended both the Official Plan Amendment and Zoning By-Law amendment for approval.

The proponents' planner, Tom Storey of Storey Samways Planning Ltd., and lawyer, Francis DeSena, presented elevations of the proposed commercial property and noted that they supported the content and the recommendations of Mr. MacDougall's report.

Clerk - Jeff Baranek noted that comments have been received from the St. Clair Region Conservation Authority, who advised that they had no concerns with the proposal, as well as from neighbours, John Flesher and Fred Gatt.

Mr. Flesher addressed Council and advised that most of his concerns are site plan matters but, noted that he wanted to ensure they were voiced at the meeting. Mr. Flesher noted that parking issues exist along Murray Street due to the location of the post office and cautioned that the issues may be escalated by this proposal. Among the other concerns raised by Mr. Flesher was the requirement for buffering between the new development and existing residential properties, the need for greenspace and that snow removal be considered.

Mr. Flesher concluded his comments by noting concerns for the abatement of materials in the existing school prior to demolition. Township staff advised that a demolition permit cannot be issued until a Record of Site Condition is submitted which cannot be achieved until the site is cleared of all contaminants.

Mayor Arnold advised that most of the concerns raised by Mr. Flesher and Mr. Gatt would be addressed through the site plan process and that staff has made note of each concern. Mayor Arnold also noted that once the zoning is changed to

commercial according to the application, a vast array of permitted uses would be possible within the units.

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

Moved by S. Miller

Seconded by P. Brown

Motion 2 Be it resolved that the *Official Plan Amendment/Zoning By-Law Amendment – St. Clair Medical Centre – 389 Murray Street* report as submitted by Planner – Ian MacDougall dated April 13, 2022, be received as information and that Draft By-Laws 22 to amend the Official Plan and 23 of 2022 to amend the zoning by-law 17 of 2003 be considered for approval.

CARRIED

5. CORRESPONDENCE

Moved by P. Brown

Seconded by J. De Gurse

Motion 3 Be it resolved that Council accept the following items of correspondence as per Council's direction:

5.1 Invitation to Proclaim June 19, 2022 – The Longest Day of Smiles

5.2 Sombra Days Community Festival – July 8 – 10, 2022

CARRIED

5.1 Moved by T. Kingston

Seconded by S. Miller

Motion 4 Be it resolved that the Township of St. Clair hereby declare June 19, 2022, as the Longest Day of SMILES in support of Operation Smile Canada.

CARRIED

5.2 Moved by B. Myers

Seconded by R. Atkins

Motion 5 Be it resolved that Sombra Days 2022 being held July 8-10, 2022, at Sombra Community Park be declared a Community Festival and a refreshment tent be permitted subject to the Township's Alcohol Management Policy.

CARRIED

6. INFORMATION ITEMS

Moved by S. Miller

Seconded by B. Myers

Motion 6 Be it resolved that the following item of information be dealt with as per Council's direction:

6.1 Lambton County News Release – Council Highlights – April 6, 2022

CARRIED

7. REPORTS OF COMMITTEES AND STAFF

7.1 Moved by S. Miller

Seconded by P. Brown

Motion 7 Be it resolved that the *Official Plan Amendment/Zoning By-Law Amendment – St. Clair Medical Centre – 389 Murray Street* report as submitted by Planner – Ian MacDougall dated April 13, 2022, be received as information and that Draft By-Laws 22 to amend the Official Plan and 23 of 2022 to amend the zoning by-law 17 of 2003 be considered for approval.

CARRIED

7.2 Moved by T. Kingston

Seconded by S. Miller

Motion 8 Be it resolved resolved that the report by Deputy Clerk/Coordinator of Planning - Carlie McClemens dated April 12, 2022, be received as information and that By-Law Number 24 of 2022, being a By-law to Authorize an Agreement with Melodie Hulme for the temporary use of an existing house while a new home is being constructed at 254 Hill Street, be considered for approval.

CARRIED

- 7.3 Moved by P. Brown Seconded by J. De Gurse
Motion 9 Be it resolved that the report by Deputy Clerk/Coordinator of Planning - Carlie McClemens dated April 12, 2022, be received as information and that the following by-law be considered for approval:

- By-Law No. 25 of 2022, being a By-law to Authorize an Agreement with NOVA Chemicals Corporation for the temporary use of two (2) tent structures at 785 Petrolia Line

CARRIED

- 7.4 Moved by T. Kingston Seconded by B. Myers
Motion 10 Be it resolved that the report by Deputy Clerk/Coordinator of Planning - Carlie McClemens dated April 13, 2022, be received as information and that By-Law Number 26 of 2022, being a By-law to Authorize an Agreement with Ryan & Lauren Strangway for the temporary use of an existing house while a new home is being constructed at 1566 LaSalle Line, be considered for approval.

CARRIED

- 7.5 Moved by T. Kingston Seconded by S. Miller
Motion 11 Be it resolved that the *2022 Distribution Costs – The Beacon* report as submitted by Treasurer - George Lozon dated March 27, 2022, be received as information.

CARRIED

- 7.6 Moved by B. Myers Seconded by R. Atkins
Motion 12 Be it resolved that the *Proposal to Host the Dig Safe Flag Raising Event for 2022* report as submitted by Director of Public Works - Brian Black be received as information and that St. Clair Township host the ORGCA Dig Safe Flag Raising for Lambton County as part of Dig Safe Month (April) in 2022.

CARRIED

- 7.7 Moved by T. Kingston Seconded by R. Atkins
Motion 13 Be it resolved that the *Condition of Plank Road* report as submitted by Coordinator of Operations – David Neely at the March 7, 2022, meeting be lifted from the table for consideration.

CARRIED

Moved by S. Miller Seconded by J. De Gurse
Motion 14 Be it resolved that the *Condition of Plank Road* and the *Condition of Plank Road – Part 2* reports submitted by Coordinator of Operations – David Neely be received as information.

CARRIED

Moved by T. Kingston Seconded by R. Atkins
Motion 15 Be it resolved that the surface of Plank Road between Petrolia Line and Mandaumin Road be returned to gravel, until a future capital project can re-construct this road with drainage improvements, increased granular base and an asphalt surface.

[Mayor Arnold requested a Recorded Vote]

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

MOTION LOST

Moved by S. Miller Seconded by B. Myers
Motion 16 Be it resolved that staff be directed to to accept the quote submitted by SevCon Construction in the amount of \$265,148 + HST be approved for patching

repairs to Plank Road between Petrolia Line and Mandaumin and that it be funded by the General Fund – Year End Surplus Reserve.

CARRIED

7.8 Moved by S. Miller

Seconded by T. Kingston

Motion 17 Be it resolved that the *Douglas Street, Wilkesport - Mutual Agreement Drain* report as submitted by Coordinator of Operations – David Neely be received as information, and that the formation of a new Mutual Agreement Drain between St. Clair Township and the property owner of Parts 1-6 of Plan 25R-11164 be approved, to be located along the west side of Douglas Street and south side of Water Street, at an estimated total project cost of \$20,000, with a proposed cost sharing of 50% (\$10,000) paid by St. Clair Township Storm Drainage Operations Budget and the remaining 50% to be paid by the benefiting property owners.

CARRIED

7.9 Moved by T. Kingston

Seconded by J. De Gurse

Motion 18 Be it resolved that the *Tandem Axle Snowplow Truck* report as submitted by Coordinator of Operations – David Neely be received as information and that:

1. The procurement policy be waived and that the purchase of a 2023 Freightliner 114SD chassis through Viking Cives Ltd. (included in the Viking Cives quote) be approved; and that;
2. The quote received from Viking Cives Ltd. (utilizing the Canoe Group Procurement system) be approved for the purchase of Viking Cives snowplow equipment to be installed on a 2023 Freightliner 114SD chassis at a cost of \$436,265.49.

CARRIED

7.10 Moved by P. Brown

Seconded by S. Miller

Motion 19 Be it resolved that the *Wastewater Capacity Study – Request for Proposal* report as submitted by Coordinator of Engineering - Paul daSilva be received as information and that:

1. The proposal submitted by BM Ross and Associates in the amount of \$49,982.00 plus HST be accepted and the Mayor and Clerk be authorized to sign the contract and other related documents and;
2. That the minor budget overages be financed by wastewater reserves.

CARRIED

7.11 Moved by B. Myers

Seconded by T. Kingston

Motion 20 Be it resolved that the *Mermaids and Mariners – Special Event* report as submitted by Director of Community Services - Kendall Lindsay be received as information and that the event scheduled for August 19-21, 2022, at Brander Park be declared a Community Festival.

CARRIED

Moved by B. Myers

Seconded by T. Kingston

Motion 21 Be it resolved that the Mermaids and Mariners event scheduled for August 19-21, 2022, at Brander Park be approved subject to event organizers providing all required and requested documentation including, but not limited to, special events permit, insurance, and all other necessary permits are submitted.

CARRIED

8. **BY-LAWS**

Moved by B. Myers

Seconded by J. De Gurse

Motion 22 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 20 of 2022 – Joint Compliance Audit Committee – Election 2022
(repeal By-Law 5 of 2018)

8.2 By-Law 21 of 2022 – Confirming By-Law

8.3 By-Law 22 of 2022 – Official Plan Amendment – St. Clair Medical Centre – 389
Murray Street

8.4 By-Law 23 of 2022 – Zoning By-Law Amendment – St. Clair Medical Centre –
389 Murray Street

8.5 By-Law 24 of 2022 – Temporary Second Dwelling Agreement – Melodie Hulme
– 254 Hill Street

8.6 By-Law 25 of 2022 – Temporary Modular Building Agreement – NOVA
Chemicals Corp. – 785 Petrolia Line

8.7 By-Law 26 of 2022 – Temporary Second Dwelling Agreement – Ryan & Lauren
Strangway – 1566 LaSalle Line

CARRIED

9. NEW BUSINESS/COUNCILLORS' REPORTS:

Councillor Atkins

Councillor Atkins noted that CF Industries will be cleaning their local portion of the
St. Clair River Trail on Earth Day April 22, 2022.

She also asked staff to consider on-going or recertification training for road grading
operations staff.

Councillor Atkins closed her report by reporting that she received a concern about
a house being purchased in the area for the purpose of short-term rentals.

Moved by R. Atkins

Seconded by P. Brown

Motion 23 Be it resolved that staff be directed to initiate the process to establish
short-term rental policies for the Township.

CARRIED

Councillor Brown

Councillor Brown attended a Conservation Ontario meeting.

Councillor De Gurse

Councillor De Gurse attended a community breakfast facilitated by the Brigden Fair
Board.

Councillor Kingston

Councillor Kingston reported that she attended various meetings including Moore
Museum and also, attended the recent Ontario Good Roads Conference in Toronto.

Councillor Kingston also thanked those who participated in Easter in the Park event
that was facilitated by the Moore Optimists.

Councillor Myers

Councillor Myers participated in the Country Jamboree hosted by the Moore
Agricultural Society and congratulated newly elected president John Scott.
Councillor Myers advised that he will be attending the upcoming Sombra Museum
and Heritage St. Clair meetings.

He echoed Councillor Atkins' suggestion that staff be recertified on grader training.

Deputy Mayor Miller

Deputy Mayor Miller participated in the County Council meeting and attended the recent Ontario Good Roads Association conference in Toronto.

Mayor Arnold

Mayor Arnold attended several meetings and will attend the upcoming Woodlot and County Committee meetings.

Mayor Arnold noted that Enbridge has constructed a gravel parking lot on the Township's road allowance at their meter site off of Kimball Road.

The Mayor asked staff to look into a past Sombra Township policy that required a buy-in for a water service at the time of the line's installation where, if someone chose to connect subsequently, the fee would be doubled.

He also requested an update on Firefighter's Field Days 2022.

Mayor Arnold closed his report by comparing the gravel being applied by the Township to that being applied by Dawn-Euphemia Township. He asked Township staff to consider a blend more similar to that being applied in other municipalities as the stone being applied locally does not pack and gets tossed into abutting ditches.

10. UPCOMING MEETINGS

10.1 Regular Meeting of Council – Monday, May 2, 2022, at 3:00 p.m.

10.2 Regular Meeting of Council – Monday, May 16, 2022, at 6:00 p.m.

10.3 Regular Meeting of Council – Monday, June 6, 2022, at 3:00 p.m.

11. ADJOURNMENT

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

Moved by J. De Gurse

Seconded by P. Brown

Motion 24 Be it resolved that the meeting do hereby adjourn.

CARRIED

The meeting was adjourned at 7:40 p.m.


Mayor – Steve Arnold


Clerk – Jeff Baranek