



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

SESSION #1

December 5, 2022
6:00 p.m.
Council Chambers

A Regular Meeting of Council was held Monday, December 5, 2022, at 6:00 p.m. with the following people participating:

J. Agar	Mayor
S. Miller	Deputy Mayor
P. Brown	Councillor
H. Foster	Councillor
C. Langis	Councillor
B. Langstaff	Councillor
B. Myers	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 Meeting of Council – Session 17 – November 7, 2022

3.2 Inaugural Meeting of Council – November 21, 2022

3.3 Minutes of Township Boards and Committees

1) Moore Museum Minutes – November 2, 2022

2) Golf Course Committee Meeting – November 24, 2022

4. DELEGATIONS/PRESENTATIONS

4.1 6:15 p.m. – Shell Canada Biodiesel Project – Paul Kaethler

4.2 6:30 p.m. – Public Meeting - Official Plan Open House – County of Lambton and NPG Planning Group

4.3 7:00 p.m. – Public Meeting – Official Plan Amendment – 394 Alfred Street, Corunna

4.4 7:10 p.m. – Request for Traffic Light at Queen and Hill Streets, Corunna – Aileen Hamill

5. CORRESPONDENCE

5.1 Request for Flashing Stop Sign at Rokeby and Kimball

5.2 CN Railway Contributions - Drainage Act

- 5.3 Invenergy - Request for Municipal Support
- 5.4 Request for Direction - 2234 Courtright Line
- 5.5 LAWSS - Appointment of a Representative and Alternate
- 5.6 Enbridge Gas - Request for Support on Battery Energy Storage Project
- 5.7 Lambton College - Request for Speed Limit Reduction - Lasalle Road
- 5.8 Lambton Historical Society - Request for Representative
- 5.9 St. Clair Current Swim Team - Request for New Sign

6. INFORMATION ITEMS

- 6.1 Lambton Group Police Services Board (LGPSB) - 2023 OPP Annual Billing
- 6.2 Building Permit Report - October 2022
- 6.3 Enbridge Gas - Letter of Congratulations
- 6.4 Letter from MMAH Minister - Steve Clark
- 6.5 County of Lambton Warden Letter - Community Safety and Wellbeing Plan

7. STAFF REPORTS

- 7.1 Clerk Report - Procedural By-Law Updates
- 7.2 Clerk Report - Audio Visual Upgrades for Council Chamber
- 7.3 Coordinator of Planning Report - Easter Power Request for Municipal Support
- 7.4 Treasurer's Report - 2022 LAS Natural Gas Program Rebate
- 7.5 Treasurer's Report - 2023 Tax Due Dates
- 7.6 Treasurer's Report - 2022 Capital and Operating Budget Timelines
- 7.7 Treasurer's Report - 2022 Complex Loan Through Infrastructure Ontario
- 7.8 Treasurer's Report - 2022 Meridian Credit Union Transfer of Signing Authority
- 7.9 Treasurer's Report - Financial Statements
- 7.10 Treasurer's Report - Vendor Invoices and CIBC Visa Charges
- 7.11 Fire Chief Report - Monthly Report
- 7.12 Director of Public Works - Proposed Water Fixed Fee Increase 2023-2025
- 7.13 Coordinator of Roads Report - Marcotte Waste Collection
- 7.14 Water/WasteWater Specialist Report - DWQMS Management Review
- 7.15 Director of Community Services Report - Community Service Fees 2023
- 7.16 Director of Community Services Report - Monthly Report
- 7.17 Director of Community Services Report - Sombra Childcare Lease Agreement

8. COUNCILLOR'S REPORTS/NOTICE OF MOTION

9. BY-LAWS

- 9.1 DRAFT By-Law 59 of 2022 - Zoning By-Law Amendment - 394 Alfred Street
- 9.2 DRAFT By-Law 62 of 2022 - To Amend Procedural By-Law 42 of 2019
- 9.3 DRAFT By-Law 63 of 2022 - Official Plan Amendment - 394 Alfred Street
- 9.4 DRAFT By-Law 64 of 2022 - Appointments to Township Boards and Committees
- 9.5 DRAFT By-Law 65 of 2022 - Confirming By-law

10. IN-CAMERA SESSION

- 10.1 Section 239(2)(d) To discuss status of a current employee contract

11. UPCOMING MEETINGS

- 11.1 Regular Meeting – Session 2 – Monday, December 19, 3:00 p.m.
- 11.2 Regular Meeting - Session 1 - January 16, 2023, 6:00 p.m.
- 11.3 Regular Meeting - Session 2 - February 6, 2022, 3:00 p.m.

12. ADJOURNMENT

1. CALL TO ORDER

At the appointed time of 6:00 p.m., Mayor Agar called the meeting to Order and welcomed those in attendance to the first meeting of this newly elected body of Council.

2. DECLARATION OF PECUNIARY INTEREST

None Declared.

3. ADOPTION OF MINUTES

3.1 Moved by H. Foster

Seconded by B. Langstaff

Motion 1 Be it resolved that the Minutes from the Regular Council Meeting Session #17 held on November 7, 2022, be received and accepted as printed.

CARRIED

3.2 Moved by P. Brown

Seconded by B. Langstaff

Motion 2 Be it resolved that the Minutes from the Inaugural Council Meeting held on November 21, 2022, be received and accepted as printed.

CARRIED

3.2 Moved by S. Miller

Seconded by H. Foster

Motion 3 Be it resolved that the Minutes from the below Committees of Council be accepted and approved:

Moore Museum – November 2, 2022

Golf Committee Meeting – November 24, 2022

CARRIED

4. DELEGATIONS/PRESENTATIONS

4.1 - 6:15 p.m. – Shell Canada Biodiesel Project – Paul Kaethler

At the appointed time of 6:15 p.m., Mayor Agar welcomed Paul Kaethler of Shell Canada to make his presentation.

Shell Corunna Terminal is going to be bringing a Biodiesel called FAME to site which comprised of animal fats and vegetable oils, which is produced worldwide. The project will include the installation of a new horizontal tank, and corresponding piping to the existing truck loading rack.

The only perceived impact to the community is an additional 2 trucks every three days. No new odors are anticipated with this project.

At the conclusion of the presentation Mayor Agar thanked Mr. Kaethler for the information and asked that he continue to keep the lines of communication open about this and future developments on-site.

4.2 – 6:30 p.m. - Public Meeting - Official Plan Open House – County of Lambton and NPG Planning Group

At the appointed time of 6:30 p.m., Mayor Agar declared open the first Public Open House to initiate the reconsideration of the Township Official Plan.

Ken Melanson, Manager of Planning Services for the County of Lambton began with a presentation related to the process for determining and amending settlement areas.

Once Mr. Melanson concluded his presentation, Mary Lou Tanner and Aaron Butler of NPG provided an introductory presentation on the key components of an

OP and outlined the process involved in its update. The meeting is a requirement of Section 26.3 of the Planning Act.

The presentation noted an online survey posted to the Township website that seeks input from the public. It was also noted there would be future public meetings which provide further opportunities for anyone to submit their thoughts or concerns.

After seeing no further comments from either the public or Council, Mayor Agar commended the presenters and thanked them for the information.

4.3– 7:00 p.m. - Public Meeting - Official Plan Amendment - 394 Alfred Street, Corunna

At the appointed time of 7:00 p.m., Mayor Agar declared open a Public Meeting to consider an Official Plan Amendment for the property known as 394 Alfred Street.

Township Senior Planner Ian MacDougall summarized his report and reported the application would in effect allow the sale of alcohol at the existing restaurant.

The applicant, Mark Pintus, advised his intentions were to draw a dinner crowd, and not to become a bar. Mr. Pintus acknowledges his business has suffered by the inclusion of a prohibition of alcohol sales incorporated in the Official Plan and Zoning provisions for his lot.

Seeing no other comments from those in attendance, Mayor Agar declared the meeting closed and asked for any forthcoming motions.

Moved by S. Miller

Seconded by B. Langstaff

Motion 4 Be it resolved that Official Plan Amendment 27 to remove the prohibition of the sale of alcohol at the subject property known as 394 Alfred Street, Corunna be approved.

CARRIED

4.4– 7:00 P.M. - Request for Traffic Light at Queen and Hill Streets, Corunna

At the appointed time of 7:10 p.m., Mayor Agar welcomed Aileen Hamill to make her presentation.

Mrs. Hamill emphasized her request for the installation of a new traffic light at the intersection of Hill Street and Queen Street in Corunna. She provided a petition with 498 signatures of support for its installation.

Among the many reasons for the request, Mrs. Hamill identified the growing community and the tendency for vehicular traffic to exceed the posted 50kph speed limit in the area. She also noted the high volume of children crossing the street in this location identifying the new skateboard park as a new feature drawing a high volume of visitors as additional pressure for the need of a traffic light.

Mrs. Hamill admitted she was aware the County of Lambton undertook a feasibility study for the need of a traffic light and determined it not to be warranted, but she opined that it was undertaken during COVID when traffic volumes were lower; and she noted it did not take into account the number of children crossing the road.

Mayor Agar noted several members of the public in attendance who were in support of the installation of a traffic light and asked if anyone would like to speak. No member of the public submitted comments for or against the traffic light.

Director of Public Works Brian Black reminded Council that a tender has been issued to a local contractor to install three modern pedestrian crossings throughout the Township – including at this intersection. If it is the desire of Council to install a traffic light in this place instead, the pedestrian crossing planned for this

intersection will need to be relocated as in addition to the tender already being awarded, the equipment for its installation has already been purchased.

Mayor Agar declared the meeting closed and asked for any forthcoming motions.

Moved by P. Brown

Seconded by C. Langis

Motion 5 Be it resolved that the installation of a full traffic signal in all four directions at the intersection of Queen and Hill Streets in Corunna be included as a capital project for consideration in the 2023 budget.

CARRIED

Moved by S. Miller

Seconded by NO SECONDER

Motion 6 Be it resolved that the pedestrian crossing originally intended for the intersection of Queen and Hill Streets in Corunna be relocated to the St. Clair Parkway at Riverview School.

MOTION LOST – NO SECONDER

Brian Black advised Council that the pedestrian crossing originally intended for Queen and Hill Streets is designed for a road as wide as Hill Street, and as such, it is suitable only for a similarly sized street.

Moved by P. Brown

Seconded by B. Myers

Motion 7 Be it resolved that the pedestrian crossing originally intended for the intersection of Queen and Hill Streets in Corunna be relocated to the intersection of Colborne and Hill Streets.

CARRIED

5. CORRESPONDENCE

Moved by B. Myers

Seconded by B. Langstaff

Motion 8 Be it resolved that Council accept the following items of correspondence as per Council's direction:

- 5.1 Request for Flashing Stop Sign at Rokeby and Kimball
- 5.2 CN Railway Contributions - Drainage Act
- 5.3 Invenergy - Request for Municipal Support
- 5.4 Request for Direction - 2234 Courtright Line
- 5.5 LAWSS - Appointment of a Representative and Alternate
- 5.6 Enbridge Gas - Request for Support on Battery Energy Storage Project
- 5.7 Lambton College - Request for Speed Limit Reduction - Lasalle Road
- 5.8 Lambton Historical Society - Request for Representative
- 5.9 St. Clair Current Swim Team - Request for New Sign

CARRIED

5.1 Moved by S. Miller

Seconded by P. Brown

Motion 9 Be it resolved that the request for flashing stop sign at Rokeby Line and Kimball Road be referred to staff for a report.

CARRIED

5.2 Moved by B. Myers

Seconded by H. Foster

Motion 10 Be it resolved that the CN Railway Contribution Requirements under the Drainage Act notice be referred to staff for a report.

CARRIED

5.3 Moved by S. Miller

Seconded by P. Brown

Motion 11 Be it resolved that the request for municipal support as submitted by Invenergy for an on-site expansion be fully endorsed.

CARRIED

5.4 Moved by P. Brown

Seconded by C. Langis

Motion 12 Be it resolved that the request submitted by Mark and Susan Poland for an easement over a portion of Brigden Community Park be referred to staff for a report.

CARRIED

5.6 Moved by B. Langstaff

Seconded by B. Myers

Motion 13 Be it resolved that the request for motion of support submitted by Enbridge for their Battery Energy Storage Project be deferred to have them come in for an informational deputation.

CARRIED

5.7 Moved by B. Myers

Seconded by C. Langis

Motion 14 Be it resolved that the request submitted by Lambton College Fire School for a reduced speed limit along Lasalle Line be referred to the County of Lambton for a response.

CARRIED

5.9 Moved by H. Foster

Seconded by P. Brown

Motion 15 Be it resolved that the request for a sign replacement in the pool at the Moore Sports Complex submitted by the St. Clair Current Swim team be supported in principle but that it be referred to staff to determine feasibility and cost.

CARRIED

6. INFORMATION

Moved by H. Foster

Seconded by S. Miller

Motion 16 Be it resolved that the following items of information be dealt with as per Council's direction:

6.1 Lambton Group Police Services Board (LGPSB) - 2023 OPP Annual Billing

6.2 Building Permit Report - October 2022

6.3 Enbridge Gas - Letter of Congratulations

6.4 Letter from MMAH Minister - Steve Clark

6.5 County of Lambton Warden Letter - Community Safety and Wellbeing Plan

CARRIED

7. REPORTS OF COMMITTEES AND STAFF

7.1 Moved by S. Miller

Seconded by B. Myers

Motion 17 Be it resolved that the *Procedural By-Law Updates* report submitted by Clerk Jeff Baranek be received as information and the draft by-law 62 of 2022 be considered for approval.

CARRIED

Moved by S. Miller

Seconded by H. Foster

Motion 18 Be it resolved that the regular council meeting scheduled for January 3, 2023 be cancelled.

CARRIED

7.2 Moved by B. Myers

Seconded by C. Langis

Motion 19 Be it resolved that the Audio/Visual Upgrades for Council Chambers report as submitted by Clerk Jeff Baranek be received and that the quote in the amount of \$64,307.77 including HST, submitted by Avent Technical Group for technological upgrades in the Chamber be approved and that its funding source be confirmed at the time of billing; and

Be it resolved that staff be directed to obtain quotes for the replacement of chairs, the repainting, and other miscellaneous upgrades in Council Chambers, including equipment replacement for the foyer and prepare a report for consideration at a subsequent meeting.

CARRIED

7.3 Moved by H. Foster

Seconded by S. Miller

Motion 20 Be it resolved that the *Eastern Power Municipal Support Resolution* report as submitted by Coordinator of Planning Carlie McClemens be received and that the the requested motion be fully endorsed and supported.

CARRIED

7.4 Moved by P. Brown

Seconded by C. Langis

Motion 21 Be it resolved the *2022 LAS Natural Gas Program Rebate* report as submitted by Treasurer George Lozon be received as information.

CARRIED

7.5 Moved by P. Brown

Seconded by C. Langis

Motion 22 Be it resolved that the *2023 Tax Due Dates* report submitted by Treasurer George Lozon be received as information and that the proposed due dates be approved.

CARRIED

7.6 Moved by H. Foster

Seconded by B. Langstaff

Motion 23 Be it resolved that the *2023 Capital and Operating Budget Timelines* report submitted by Treasurer George Lozon be received as information.

CARRIED

7.7 Moved by S. Miller

Seconded by B. Myers

Motion 24 Be it resolved that the *Complex Rehabilitation Infrastructure Ontario Loan Update* report submitted by Treasurer George Lozon be received as information; and

Be it resolved that option 3 financing whereby we use \$1,050,000 Water Reserves (to be put back into the Water Reserves over 30 years with no interest), \$400,000 from the Year End Surplus Reserve, \$600,000 from the St. Clair Environment & Education Reserve, \$350,000 from the Replacement Capital Complex Reserve, and \$2,400,000 being financed with Ontario Infrastructure and Lands Corporation (OILC) using a 30-year amortization period be approved; and

Be it resolved that Treasurer, Clerk and Mayor be authorized to sign all necessary debenture documents for a thirty-year loan with Ontario Infrastructure and Lands Corporation (OILC) with final rates, amounts, and by-law being brought forward in a future council meeting for approval.

CARRIED

7.8 Moved by S. Miller

Seconded by H. Foster

Motion 25 Be it resolved that the *Meridian Credit Union Investments* report submitted by Treasurer George Lozon be received as information and that the signing authority be transferred from Steve Arnold to Jeff Agar in the matters of investment held by Meridian Credit Union.

CARRIED

7.9 Moved by B. Myers

Seconded by P. Brown

Motion 26 Be it resolved that the *Financial Statements for the period January to September 2022* report submitted by Treasurer George Lozon be received as information.

CARRIED

7.10 Moved by B. Langstaff

Seconded by P. Brown

Motion 27 Be it resolved that the *Financial Statements for the period January to September 2022* report submitted by Treasurer George Lozon be received as information and that the following vendor invoices be approved for the period of October 30, 2022, to November 26, 2022, totaling \$4,017,809.19; along with the CIBC Visa charges for the period of September 25, 2022, to October 24, 2022, totaling \$23,815.35.

CARRIED

Seconded by B. Langstaff

CARRIED

Seconded by C. Langis

CARRIED

Seconded by C. Langis

CARRIED

Seconded by H. Foster

CARRIED

Seconded by C. Langis

CARRIED

Seconded by B. Langstaff

CARRIED

Seconded by P. Brown

CARRIED

Councillor Brown

Councillor Foster

Councillor Foster reported that St. Andrew's Presbyterian Church in Corunna has been sold to Lambton Rural Childcare and noted it will continue to operate as a church on the main level and that the foodbank will continue to operate from the premises.

Councillor Langis

Councillor Langis attended three Councillor training sessions including one at the County of Lambton Administration Building; and among other things she also attended the AORS Joint meeting.

Councillor Langstaff

Councillor Langstaff attended the AORS joint meeting; all three councillor training sessions; the retirement dinners for past Mayor Steve Arnold and Warden Kevin Marriott; the OFA Conference in London; and a meeting for the Soil and Crop Association.

Councillor Myers

Councillor Myers attended former Mayor Arnold's retirement event and several other events including all three councillor training sessions; a Sombra Museum Board meeting; and the AORS joint meeting.

Deputy Mayor Miller

Deputy Mayor Miller attended the retirement events for former Mayor Arnold, and former Mayor of Lambton Shores Bill Weber; and a number of other events including the Remembrance Day events in Brigden; the SCRCA meeting; all three councillor training sessions; and the Warden's Banquet.

Mayor Agar

Mayor Agar attended many events to represent the Township including Operation Christmas Tree kickoff event; the Courtright and Corunna parades; the Brigden tree lighting; the Mooretown Flags Home Opener; and many craft shows.

9. BY-LAWS

Moved by P. Brown

Seconded by C. Langis

Motion 35 Be it resolved that the following by-law receive all three readings and be thereby passed and that the Mayor and Clerk be authorized to execute appurtenant agreements:

9.1 DRAFT By-Law 59 of 2022 - Zoning By-Law Amendment - 394 Alfred Street

9.2 DRAFT By-Law 62 of 2022 - To Amend Procedural By-Law 42 of 2019

9.3 DRAFT By-Law 63 of 2022 - Official Plan Amendment - 394 Alfred Street

9.4 DRAFT By-Law 64 of 2022 - Appointments to Township Boards and Committees

9.5 DRAFT By-Law 65 of 2022 - Confirming By-law

CARRIED

10. IN-CAMERA

Moved by P. Brown

Seconded by C. Langis

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

10.1 Section 239(2)(d) To discuss status of a current employee contract

CARRIED

Rise and Report

Mayor Agar declared the meeting back into open session and asked for any forthcoming motions. No motions were moved.

11. UPCOMING MEETINGS

11.1 Regular Meeting - Session 2 - Monday, December 19, 3:00 p.m.

11.2 Regular Meeting - Session 1 - January 16, 2023, 6:00 p.m.

11.3 Regular Meeting - Session 2 - February 6, 2022, 3:00 p.m.

12. ADJOURNMENT

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

Moved by B. Myers

Seconded by H. Foster

Motion 37 Be it resolved that this meeting do hereby adjourn.

CARRIED

The meeting was adjourned at 9:15 p.m.

Mayor Jeff Agar

Clerk Jeff Baranek

