



CORPORATION OF THE TOWNSHIP OF ST. CLAIR

COUNCIL MINUTES

SESSION #13

Electronic Meeting
July 5, 2021
3:00 p.m.

A Regular Meeting of Council was held Monday, July 5, 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. Baranek	Clerk
	C. McClemens	Deputy Clerk/Coord. of Planning
	W. Anderson	Dir. of Emergency Services
	B. Black	Dir. of Public Works
	C. Quenneville	Treasurer
	K. Lindsay	Dir. of Community Services
	C. Westbrook	Coord. of Operations (Water)
	D. Neely	Coord. of Operations (Roads)
	P. Da Silva	Coord. of Engineering
	J. Brunt	Drainage Superintendent
Regrets:	J. Rodey	CAO

AGENDA:

1. **CALL TO ORDER**
2. **DECLARATION OF PECUNIARY INTEREST**
3. **ADOPTION OF MINUTES**

3.1 Regular Council Meeting - Session #12 – June 21, 2021

4. **DELEGATIONS/PRESENTATIONS**

4.1 PUBLIC MEETING:

- 3:15 p.m. – Zoning By-Law Amendment Application – Courtright Landing – Southside Construction Management Ltd. (Agent: Zelinka Priamo Ltd.)
- 3:15 p.m. – Draft Plan of Subdivision Application – Courtright Landing – Southside Construction Management Ltd. (Agent: Zelinka Priamo Ltd.)

- 3:30 p.m. – Corunna Skatepark – Sponsorship & Partnership Support Opportunities – Geoff Dale

5. CORRESPONDENCE ITEMS

- 5.1 Litter in Corunna - Suggestions
- 5.2 Stop Sign Request – Spokane and Lexington Boulevards
- 5.3 Property Standards Complaints – Sombra

6. INFORMATION ITEMS

- 6.1 Building Permit Report – May 2021
- 6.2 Enbridge Gas Inc. – Environmental Report – Corunna & Ladysmith A-1 Observation Well Drilling Project

7. DRAINS

- 7.1 DRAFT Rating By-Law 25 of 2021 – 878 Stanley Line, Sombra

8. REPORTS OF COMMITTEES AND STAFF

- 8.1 Planning & Development Manager's Report – Zoning By-Law Amendment Application – Courtright Landing – Southside Construction Management Ltd. (Agent: Zelinka Priamo Ltd.)
- 8.2 Planning & Development Manager's Report – Draft Plan of Subdivision Application – Courtright Landing – Southside Construction Management Ltd. (Agent: Zelinka Priamo Ltd.)
- 8.3 Clerk's Report – Status of Second Street Dock
- 8.4 Deputy Clerk/Coordinator of Planning's Report – Deeming By-Law Request – 4431 Hill Street, Port Lambton
- 8.5 Treasurer's Report – General Accounts Report and Corporate Visa Statement
- 8.6 Director of Emergency Services' Report – Information
- 8.7 Coordinator of Operations' (Works) Report – Shell Regen Vessel – Oversized Transport Request
- 8.8 Coordinator of Operations' (Works) Report – New Village Signs – Sombra, Courtright and Mooretown
- 8.9 Coordinator of Operations' (Works) Report – Curb Cut/Driveway for 341 & 343 Beresford Street
- 8.10 Coordinator of Operations' (Works) Report – 2021 Driveway Policy
- 8.11 Drainage Superintendent's Report – Monthly Report
- 8.12 Director of Community Services' Report – Information
- 8.13 Director of Community Services' Report – Arena Project – Rink #2 Refrigeration Replacement
- 8.14 Director of Community Services' Report – Family Change Room Renovations

8.15 Director of Community Services' Report – Re-Mac Debris and Stone Burier Machine

8.16 Director of Community Services' Report – Gypsy Moth Control

8.17 Director of Community Services' Report – Donation of Picnic Tables

8.18 Director of Community Services' Report – Theodore the Tugboat Promotion

8.19 Director of Community Services' Report – NOVA Tree Planting Project

9. BY-LAWS

9.1 By-Law 31 of 2021 – Final Tax By-Law

9.2 By-Law 32 of 2021 – Deeming By-Law – 4431 Hill Street, Port Lambton

9.3 By-Law 33 of 2021 – Zoning By-Law Amendment – Courtright Landing – Southside Construction Management Ltd.

9.4 By-Law 34 of 2021 – To Prohibit Parking on West Side of St. Clair Parkway at Brander Park, Port Lambton

10. NEW BUSINESS

11. COUNCILLORS' REPORTS

12. UPCOMING MEETINGS

12.1 Regular Council Meeting – Monday, August 9, 2021, at 3:00 p.m.

12.2 Regular Council Meeting – Tuesday, September 7, 2021, at 3:00 p.m.

12.3 Regular Council Meeting – Monday, September 20, 2021, at 3:00 p.m.

13. IN-CAMERA

13.1 Municipal Act - Section 239 (2) (e) Information related to ongoing litigation related to the illegal installation of a dock

13.2 Municipal Act - Section 239 (2) (b) Personal matters relating to tax arrears on a property in Corunna

13.3 Municipal Act - Section 239 (2) (b) To Consider a reimbursement request from a seasonal camper

14. ADJOURNMENT

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. Mayor Arnold asked those in attendance to observe a moment of silence for those families impacted by Residential Schools and for the family of a slain police officer.

2. DECLARATION OF PECUNIARY INTEREST

Deputy Mayor Miller noted a Pecuniary Interest with items 8.4 and 9.2 as they relate to a property owned by his daughter. Deputy Mayor Miller did not participate in the considerations for either item.

3. ADOPTION OF MINUTES

Moved by J. De Gurse

Seconded by P. Brown

Motion 1 Be it resolved that the Minutes from the Regular Council Meeting Session #12 held on June 21, 2021, be received and accepted as printed.

CARRIED

4. DELEGATIONS/PRESENTATIONS

4.1 PUBLIC MEETING:

– 3:15 p.m. – Zoning By-Law Amendment Application – Courtright Landing – Southside Construction Management Ltd. (Agent: Zelinka Priamo Ltd.)

4.2 - 3:15 p.m. – Draft Plan of Subdivision Application – Courtright Landing – Southside Construction Management Ltd. (Agent: Zelinka Priamo Ltd.)

At the appointed time of 3:15 p.m., Mayor Arnold called to order a public meeting to consider both a zoning by-law amendment and a plan of subdivision submitted by Southside Construction Management Ltd. for the property known as FRONT CON S PT LOT 26, in Courtright.

Attending the meeting was D. Hannam, agent for the applicant. C. Bladon, engineer for the applicant, was also in attendance.

Director of Planning for the County of Lambton - Ken Melanson outlined the application and the process that the public meeting would follow. He explained the role the County of Lambton was responsible for plan of subdivision applications.

He asked that anyone who wanted to receive a notice of decision to email a request to planning@county-lambton.on.ca no later than 9:00 a.m. on Friday, July 9, 2021. K. Melanson requested that any members of the public who wished to speak to the application please turn on their cameras and identify themselves for the minutes. He noted that, under the Planning Act, a decision cannot be made for a minimum of 14 days from the meeting currently underway. Any person who spoke at this meeting or made a written submission could appeal the decision of the approval authority.

K. Melanson noted that the Notice of Public Meeting was mailed on May 27, 2021. A sign was posted on site on May 28, 2021. There were two active applications on this property and he noted that they were not dependent upon each other.

K. Melanson reviewed the planning report via a PowerPoint presentation.

The agent for the applicant was asked if he wished to speak to the application. D. Hannam said that they were generally in agreement with the planning report with the exception of the secondary dwelling comments.

K. Melanson asked Council if there were any questions regarding the planning report or the application.

T. Kingston asked if fencing had been required in other subdivisions, previously. She understood the residents' privacy concerns but, wondered if fencing should be a requirement.

D. Hannam felt it was up to individual property owners to decide if they wished to fence their property for their own privacy. He noted that the lots on the north side abut municipal property, not private property.

P. Brown would like sidewalks included and rear yard fencing to be required in the development. Further, he would like a parkette established via the development agreement.

He noted that there appeared to be a catch basin located in the rear yard of each property and assumed it was to control water runoff for each lot.

D. Hannam confirmed that there will be a catch basin in the rear of each lot. He indicated that there was an existing park across from the development and Provincial Policy encourages the use of existing amenities rather than creating new. There would be a provision for parkland-in-lieu fees in the development agreement.

Deputy Mayor Miller inquired if this development was contingent on Council approving the zoning by-law amendment.

D. Hannam stated that the zoning by-law amendment would not impact the lot fabric of the plan of subdivision layout.

Mayor Arnold stated his concerns regarding the lack of provision of a park as he noted that residents from this development would have to cross railroad tracks to access the existing park located to the west. Further, he did not feel that the municipality should have to maintain the stormwater management pond as it will be located on private lands and wanted to ensure that the proper infrastructure was put into place to ensure it worked properly.

C. Bladon indicated it would be a gravity fed system and the proposed grading would allow for this to occur.

J. De Gurse asked if any development value had been set and wondered if they would be affordable.

D. Hannam stated it was too early to contemplate the pricing of the houses but, noted that the developer would be offering a variety of housing options.

T. Kingston noted that there was a park located around the corner on Templeton Crescent.

K. Melanson invited the public to ask questions and make comments.

No comments were received.

K. Melanson asked Council if there were any questions regarding the application.

Council had no further comments.

K. Melanson noted that all comments from the meeting would be taken into consideration when making the decision. The decision will be sent to anyone who spoke at this meeting, submitted a written concern or requested a copy.

The notice of decision will be sent within 15 days of the date of decision.

Moved by R. Atkins

Seconded by P. Brown

Motion 2 Be it resolved that the proposed re-zoning for the property known as FRONT CON S PT LOT 26 be tabled to allow the applicant to consider revisions subject to comments submitted.

CARRIED

Moved by J. De Gurse

Seconded by T. Kingston

Motion 3 Be it resolved that the draft plan of subdivision proposed by Southside Construction Ltd. for FRONT CON S PT LOT 26 be endorsed by the Township subject to conditions typical to Plans of Subdivision.

CARRIED

4.3 - 3:30 p.m. - Corunna Skatepark – Sponsorship & Partnership Support Opportunities – Geoff Dale

At the appointed time of 3:30 p.m., Mayor Arnold welcomed Nicki Krohn and Geoff Dale of the Corunna Skate Park committee to make their presentation.

The freshly formed Corunna Skate Park committee was seeking a 50-50 cost sharing agreement with Council to demolish the existing skate park at Corunna Athletic Park and rebuild one completely above grade in the current location but, with a larger footprint. The committee already has a \$10,000 contribution in place and expected the project to have an overall cost of \$200,000.

Mayor Arnold noted that he supported the project but, cautioned that access should be restricted by fencing and that he appreciated all features being above grade. He noted that staff should consult with insurance prior to the project being approved.

Moved by S. Miller

Seconded by B. Myers

Motion 4 Be it resolved that the proposal to replace the existing skate park in Corunna Athletic Park with a new improved version, with a 50-50 cost share between the Township and the Corunna Skate Park Committee be referred to staff for a report including the impact on Township insurance.

CARRIED

5. **CORRESPONDENCE ITEMS**

Moved by R. Atkins

Seconded by J. De Gurse

Motion 5 Be it resolved that Council accept the following items of correspondence as per Council's direction:

5.1 Litter in Corunna

5.2 Stop Sign Request

5.3 Property Standards Complaints – Sombra

CARRIED

5.1 Moved by P. Brown

Seconded by R. Atkins

Motion 6 Be it resolved that the request submitted by John and Colleen Flesher be referred to staff to consider a partnership for the installation of receptacles in suitable locations and for their maintenance.

CARRIED

5.2 Moved by S. Miller

Seconded by B. Myers

Motion 7 Be it resolved that the request for the installation of a stop sign on Lexington at Spokane in both directions be referred to staff for a consideration report.

CARRIED

5.3 Moved by B. Myers

Seconded by P. Brown

Motion 8 Be it resolved that the property standards complaint received against the following properties in Sombra be referred to the County of Lambton Property Standards Officer for investigation:

3414 Railway Street

3486 St. Clair Parkway

3498 St. Clair Parkway

3501 St. Clair Parkway

156 King Street

CARRIED

6. **INFORMATION ITEMS**

Moved by T. Kingston

Seconded by B. Myers

Motion 9 Be it resolved that the following items of information be dealt with as per Council's direction:

- 6.1 Building Permit Report - May 2021
- 6.2 Enbridge Gas Inc. – Environmental Report – Corunna & Ladysmith A-1 Observation Well Drilling Project

CARRIED

7. DRAINS

Moved by T. Kingston

Seconded by P. Brown

Motion 9 Be it resolved that the following drainage rating by-law receive all three readings and that the Mayor and Clerk be authorized to execute appurtenant agreements and be thereby passed

- 7.1 Drainage Rating By-Law 25 of 2021 – 878 Stanley Line, Sombra

CARRIED

8. REPORTS OF COMMITTEES AND STAFF

- 8.1 Moved by J. De Gurse

Seconded by B. Myers

Motion 10 Be it resolved that the *Southside Construction Management* report submitted collectively by the Planning Department dated June 15, 2021, be received as information.

CARRIED

- 8.2 Moved by J. De Gurse

Seconded by T. Kingston

Motion 11 Be it resolved the *Draft Plan of Subdivision Approval PT 26 Con Front Moore Pt 1, 25R5638* report submitted by Senior Planner - Barry Uitvlugt and Ian MacDougall be received as information.

CARRIED

- 8.3 Moved by S. Miller

Seconded by R. Atkins

Motion 12 Be it resolved that the *Status of the Second Street Dock* report as submitted by the Clerk – Jeff Baranek be received as information.

CARRIED

- 8.4 DEPUTY MAYOR MILLER DECLARED A CONFLICT

Moved by P. Brown

Seconded by B. Myers

Motion 13 Be it resolved that the *Deeming By-Law Request – 4431 Hill Street, Port Lambton* report as submitted by Deputy Clerk/Coordinator of Planning - Carlie McClemens, dated June 29, 2021, be received as information and that By-Law No. 32 of 2021, being a by-law to deem Lots 1 & 2, Plan 8, be considered for approval.

CARRIED

- 8.5 Moved by S. Miller

Seconded by R. Atkins

Motion 14 Be it resolved that the *General Accounts and Corporate Visa Statement* report submitted by Treasurer - Charlie Quenneville be received as information and the vendor invoices for the period of June 1 to June 25, 2021, totaling \$6,718,850.56 along with the CIBC Visa charges for the period of April 25, 2021, to May 24, 2021, totaling \$8816.87 be approved.

CARRIED

- 8.6 Moved by J. De Gurse

Seconded by T. Kingston

Motion 15 Be it resolved that the *Fire Dept. - Information Report* as submitted by Director of Emergency Services - Walt Anderson be received as information.

CARRIED

8.7 Moved by S. Miller

Seconded by B. Myers

Motion 16 Be it resolved that the *Shell Regen Vessel – Oversized Transport Request* report submitted by Coordinator of Operations (Works) – Dave Neely be received as information.

CARRIED

Moved by T. Kingston

Seconded by S. Miller

Motion 17 Be it resolved that the *Shell Regen Vessel Oversized Transport Request* be referred to staff to consider a traffic plan, and compensation for the impacts the move will create.

CARRIED

8.8 Moved by T. Kingston

Seconded by P. Brown

Motion 18 Be it resolved that the *New Village Signs – Sombra, Courtright and Mooretown* report submitted by Coordinator of Operations (Works) – David Neely be received as information and that the proposed designs be approved and that the procurement policy be waived and that the design/build of the village entry signs contract be awarded to Sign Ontario Ltd. at the quoted price of \$57,819.02 (including net HST).

CARRIED

8.9 Moved by S. Miller

Seconded by J. De Gurse

Motion 19 Be it resolved that the *Curb Cut/Driveway for 341 & 343 Beresford St.* report submitted by Coordinator of Operations (Works) – David Neely be received as information and that the 4m of curb cut be approved to each side of the property known as 341 & 343 Beresford Street.

CARRIED

8.10 Moved by T. Kingston

Seconded by R. Atkins

Motion 20 Be it resolved that the *2021 Driveway Policy* report submitted by Coordinator of Operations (Works) – David Neely be received as information and that the policy be approved with the Mayor and Clerk be authorized to execute the policy.

CARRIED

8.11 Moved by P. Brown

Seconded by J. De Gurse

Motion 21 Be it resolved that the *Monthly Report* submitted by Drainage Superintendent – Jason Brunt be received as information and that the following recommendations be approved:

1. The brushing and cleanout of the Dawson Drain by a suitable and qualified contractor submitting the lowest quotation, as a maintenance expense to the drain.
2. The brushing and cleanout of a 300m portion of the Lewis McDougall Drain by a suitable and qualified contractor, as a maintenance expense to the drain.
3. The brushing and cleanout of the Hayne Drain by a suitable and qualified contractor, as a maintenance expense to the drain.

CARRIED

8.12 Moved by B. Myers

Seconded by R. Atkins

Motion 22 Be it resolved that the *Information Report* submitted by Director of Community Services - Kendall Lindsay be received as information.

CARRIED

8.13 Moved by T. Kingston

Seconded by B. Myers

Motion 23 Be it resolved that the *Arena Project – Rink #2 Refrigeration Replacement* report submitted by Director of Community Services – Kendall Lindsay be received as information and that the Township procurement policy be waived to approve Black & McDonald Limited's bid of \$2,003, 000.00 to design,

supply and install all refrigeration needs for this project inclusive of both Phase 1 and Phase 2.

CARRIED

8.14 Moved by P. Brown

Seconded by J. De Gurse

Motion 24 Be it resolved that the *Family Change Room Renovations* report submitted by Director of Community Services - Kendall Lindsay be received as information and that the Director of Community Services be authorized to source out a contractor and get this capital project completed.

CARRIED

8.15 Moved by S. Miller

Seconded by P. Brown

Motion 25 Be it resolved that the *Re-Mac Debris and Stone Burier Machine* report submitted by Director of Community Services - Kendall Lindsay be received as information and that the purchase of the machine described therein be approved at a price of \$18,500 plus HST to be funded from the Park Equipment Reserve.

CARRIED

8.16 Moved by T. Kingston

Seconded by B. Myers

Motion 26 Be it resolved that the *Gypsy Moths Control* report as submitted by Director of Community Services - Kendall Lindsay be received as information and that staff be authorized to consult with a contractor to come up with a proposal to survey St. Clair Township, to be considered for the 2022 budget; and that the necessary survey be undertaken in the fall of 2021 to be funded by the Education and Environment Fund.

CARRIED

8.17 Moved by R. Atkins

Seconded by T. Kingston

Motion 27 Be it resolved that the *Donation of Picnic Tables* report as submitted by Director of Community Services - Kendall Lindsay be received as information.

CARRIED

8.18 Moved by R. Atkins

Seconded by P. Brown

Motion 28 Be it resolved that the *Theodore the Tugboat Promotion* report submitted by Director of Community Services - Kendall Lindsay be received as information.

CARRIED

Moved by R. Atkins

Seconded by B. Myers

Motion 29 Be it resolved that staff be advised to consult with private landowners to determine if a suitable accommodation can be made for Theodore the Tugboat on private land.

CARRIED

8.19 Moved by J. De Gurse

Seconded by T. Kingston

Motion 30 Be it resolved that the *NOVA Tree Planting Project* report as submitted by Director of Community Services - Kendall Lindsay be received as information.

CARRIED

Moved by B. Myers

Seconded by T. Kingston

Motion 31 Be it resolved that staff be advised to consult with NOVA to consider a three-year tree planting program related to item 8.19.

CARRIED

9. **BY-LAWS:**

Moved by B. Myers

Seconded by P. Brown

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:

Deputy Mayor Miller declared a conflict for By-law 32 of 2021 and did not participate in its consideration.

- 9.1 By-Law 31 of 2021 – Final Tax By-Law
 - 9.2 By-Law 32 of 2021 – Deeming By-Law – 4431 Hill Street. Port Lambton
 - 9.3 TABLED
 - 9.4 By-Law 34 of 2021 – To Prohibit Parking on West Side of St. Clair Parkway at Brander Park, Pt. Lambton
- CARRIED**

10. NEW BUSINESS

11. COUNCILLORS' REPORTS:

Councillor Atkins

Councillor Atkins participated in the Golf Committee meeting.

She noted that the Coast Guard property in Port Lambton requires grass cutting and other maintenance and asked staff to review the Green Building program for upcoming projects.

Councillor Brown

Councillor Brown participated in the Golf Committee meeting and the St. Clair Region Conservation Authority meeting.

Moved by P. Brown

Seconded by T. Kingston

Motion 33 Be it resolved that staff be directed to consider the installation of a streetlight on Birchbank where the new connector road will join with Spokane Boulevard.

CARRIED

Councillor De Gurse

Councillor De Gurse reported that the Brigden Fairgrounds volunteers prepared 350 meals at the latest dinner.

He was assured that the Civic Centre would not be considered for re-opening until the Council meeting in September.

Councillor Kingston

Councillor Kingston noted that she has received concerns that Captain Kidd Days will be at private facilities for 2021. She reported that it will be back in Corunna Athletic Park as soon as it is permitted by Public Health regulations.

Councillor Myers

Councillor Myers asked staff to contact the OPP for speed enforcement on St. Clair Parkway north of the diversion channel.

Moved by B. Myers

Seconded by T. Kingston

Motion 34 Be it resolved that staff follow up with ratepayers of the Arnold Drain to determine the cause of continued flooding.

CARRIED

Deputy Mayor Miller

Deputy Mayor Miller participated in many meetings via Zoom including the St. Clair Region Conservation Authority meeting and noted that the search for a new General Manager continues.

Deputy Mayor Miller asked staff to tend to a hole in the road near 4011 St. Clair Parkway.

Mayor Arnold

Mayor Arnold asked staff to replace a bench at the corner of Beckwith and Lyndoch Streets.

Mayor Arnold commended the Sombra Sports and Rec Club for their recent promotion raffling off a boat and kayaks, as well as giving away 160 fishing rods and reels to local youth. Mayor Arnold thanked the volunteers associated with that promotion as well as all the local volunteers who make local programs such a success.

12. UPCOMING MEETINGS

12.1 Regular Council Meeting – Monday, August 9, 2021, at 3:00 p.m.

12.2 Regular Council Meeting – Tuesday, September 7, 2021, at 3:00 p.m.

12.3 Regular Council Meeting – Monday, September 20, 2021, at 3:00 p.m.

13. IN-CAMERA

Moved by J. De Gurse

Seconded by T. Kingston

Motion 35 Be it resolved that the meeting enter an in-camera session to discuss the following:

13.1 Municipal Act - Section 239 (2) (e) Information related to ongoing litigation related to the illegal installation of a dock

13.2 Municipal Act - Section 239 (2) (b) Personal matters relating to tax arrears on a property in Corunna

13.3 Municipal Act - Section 239 (2) (b) To consider a reimbursement request from a seasonal camper

CARRIED

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

RISE AND REPORT

Moved by B. Myers

Seconded by S. Miller

Motion 36 Be it resolved that the request for a reduction in penalty for a reimbursement of seasonal camp fees be denied and that staff be directed to operate according to the contract.

CARRIED

14. ADJOURNMENT

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

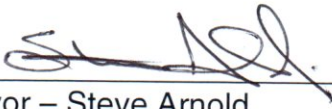
Moved by J. De Gurse

Seconded by T. Kingston

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

CARRIED

The meeting was adjourned at 6:30 p.m.



Mayor – Steve Arnold



Clerk – Jeff Baranek

