

**The Corporation of the Village of Oil Springs**  
**Regular Meeting Minutes**

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Date: Tuesday, May 8, 2018  
Time: 7:00 p.m.  
Location: Village of Oil Springs Council Chambers  
4591 Oil Springs Line, Oil Springs, ON

Council Members Present: Mayor Ian Veen  
Councillor Andrea Burns-Antoine  
Councillor Rick Powell  
Councillor Matt Strangway  
Councillor Larry Wagner

Staff Member Present: Erkki Pohjolainen, Clerk-Treasurer  
Karen Cook, Deputy Clerk-Treasurer  
Ezio Nadalin, Planner  
Jim Piggott, Labourer Public Works

Delegation Tom Sinclair and Stephen Heisler  
Chris Van Mensel, BDO Canada LLP

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**Call to Order**

Mayor Ian Veen opened the meeting at 6:58 p.m.

**Declaration of Pecuniary Interest/Conflict of Interest**

No member of Council made a declaration at this time. Mayor Ian Veen requested Council members to make the appropriate declaration if necessary throughout the business of the meeting.

**Delegation**

Mayor Veen welcomed Messrs. Tom Sinclair and Steve Heisler and invited them to speak. Mr. Sinclair said they own the property at 4497 Oil Springs Line and are entertaining the idea of requesting it be rezoned to R1 Residential, from C2 Highway Commercial. Mayor Veen asked Planner Ezio Nadalin to provide information on the property.

Mr. Nadalin showed on maps the approximately 50 vacant R1 lots in the Village and explained there are only three open properties Zoned C2. He noted Highway Commercial designation provides for development not included in regular Commercial Zoned land. He suggested, too, that from his point of view R1 is not a good fit at that location and recommended Council not entertain rezoning the property, noting there is not a lot of Highway Commercial property to begin with.

Mayor Veen said he was hoping to see commercial development on the property. Mr. Sinclair replied, there is little interest in commercial development on that property and they are limited in what they can do with an established enterprise already operating across the street.

Mayor Veen said Council is looking for development to draw people into the village, but understands the situation for the owners. Mr. Sinclair said none of the business models they've considered are able to sustain themselves.

--- Rick Elliott, of BDO Canada LLP joined the meeting at 7:05 p.m. ---

Councillor Wagner asked what sort of residential development they are planning for the property. Mr. Sinclair replied they plan to break it up into three lots and build one house at a time. He noted that at one time the property housed Butler's Garage.

*---Superintendent Darren Morningstar joined the meeting at 7:07 p.m.---*

Mr. Nadalin noted that if there is contamination from a prior land use, any change in zoning would possibly require a clean-up to environmental standards, or a certificate declaring the property to be free of contaminants.

In reply to Mr. Heisler's comment that an environmental certificate will be required even for commercial development, Mr. Nadalin clarified that the review process would be more stringent for residential development. He also noted that the village should infill vacant R1 zoned properties prior to opening new property for residential development.

Mr. Sinclair replied, that property of 1.4 acres would be a good fit to build three houses on, to which Mr. Nadalin responded, the property could fit two residential lots there, but the corner lot would require significant set-backs along both roads.

Mayor Veen thanked Mr. Heisler and Mr. Sinclair for attending and said Council will discuss the matter further, then respond to their request.

MOTION No. 1      Moved by Councillor Wagner  
                          Seconded by Councillor Strangway  
                          **THAT** the presentation by Tom Sinclair and  
                          Stephen Heisler be received and deferred for further  
                          consideration.

CARRIED

*--- Messrs. Nadalin, Sinclair and Heisler left the meeting at 7:12 p.m. ---*

Mayor Veen welcomed Rick Elliott, Partner, and Chris Van Mensel, CPA, CA, of BDO Canada LLP who presented a draft of the Village of Oil Springs Financial Statements for the year ended December 31, 2017.

*---Public Works Labourer Jim Piggott joined the meeting at 7:15 p.m.---*

Mr. Van Mensel distributed copies of the draft financial statements and led Council through a page-by-page explanation of the Auditor's Report and the Village's Consolidated Statement of Financial Position, Consolidated Statement of Operations and Accumulates Surplus, Consolidated Statement of Changes in Net Financial Assets and Consolidated Statement of Cash Flow.

MOTION No. 2      Moved by Councillor Powell  
                          Seconded by Councillor Burns-Antoine  
                          **THAT** Council for the Corporation of the Village of  
                          Oil Springs accepts and approves the Financial  
                          Audit for the year ending December 31, 2017, as  
                          presented by BDO.

CARRIED

*--- Messrs. Eliot and Van Mensel left the meeting at 7:31p.m. ---*



CH2M, Wastewater Treatment System Monthly Report for February 2018.

MOTION No. 7 Moved by Councillor Wagner  
Seconded by Councillor Burns-Antoine  
**THAT** the March CH2M Water Distribution System and Wastewater Treatment reports be approved.

CARRIED

Deputy Clerk-Treasurer Karen Cook provided a written Large Item Collection Day report.

MOTION No. 8 Moved by Councillor Burns-Antoine  
Seconded by Councillor Strangway  
**THAT** Council for the Village of Oil Springs consider the quote from Waste Connections for the one day large item collection service when it meets for budget deliberations.

CARRIED

Chief Building Official Corrine Nauta, Lambton County Building Services Division, report regarding a new proposed Building Services Agreement was reviewed by Council.

MOTION No. 9 Moved by Councillor Powell  
Seconded by Councillor Burns-Antoine  
**THAT** the Corporation of the Village of Oil Springs enter into a new Building Service Agreement with the County of Lambton;  
  
**THAT** the Clerk be directed to draft by-laws for consideration at the June 5 Regular Meeting of Council to enter such agreement and to appoint the County's Chief Building Official and its designate as the Municipality's Chief Building Official and its designate; and  
  
**THAT** the Village of Oil Springs publicly posts the agreement on the Municipal Website once it is duly signed and sealed.

CARRIED

Council reviewed the Oil Springs Electricity Holdings Inc. 2017 Financial Statements.

Council reviewed the Consolidated Financial Statements of Bluewater Power Corporation, year ended December 31, 2017.

MOTION No. 10 Moved by Councillor Wagner  
Seconded by Councillor Burns-Antoine  
**THAT** the Oil Springs Electricity Holdings Inc. 2017 Financial Report and Bluewater Power Corp. Consolidated financial statements for 2017 be received and filed.

CARRIED

Clerk-Treasurer Erkki Pohjolainen presented a report regarding Main Street Revitalization Initiative funding.

MOTION No. 11 Moved by Councillor Powell  
Seconded by Councillor Burns-Antoine  
**THAT** Council for the Village of Oil Springs earmark the Main Street Revitalization Initiative funds toward accessibility renovations required at the Youth Centre, Municipal Office and the Community Hall.

CARRIED

## Councillors' Reports

*None*

## Committee Meeting Minutes and Reports

Council reviewed the Cemetery Committee Minutes of March 19, 2018 Meeting.

MOTION No. 12 Moved by Councillor Wagner  
Seconded by Councillor Strangway  
**THAT** the Cemetery Committee meeting minutes of March 19, 2018 be adopted by Council for the Village of Oil Springs.

CARRIED

Council reviewed the Draft Cemetery Committee meeting minutes of April 16, 2018.

MOTION No. 13 Moved by Councillor Powell  
Seconded by Councillor Burns-Antoine  
**THAT** the Draft Cemetery Committee minutes of the April 16, 2018 meeting be received and filed.

CARRIED

## Correspondence—Action Required Items

Council reviewed a letter from Ernie Hardeman, MPP Oxford, dated March 26, 2018, regarding municipal authority in respect of locating landfill sites.

MOTION No. 14 Moved by Councillor Wagner  
Seconded by Councillor Burns-Antoine  
**WHEREAS** municipal governments in Ontario do not have the right to approve landfill projects in their communities, but have authority for making decision on all other types of development;  
**AND WHEREAS** this outdated policy allows private landfill operators to consult with local residents and municipal Councils, but essentially ignore them;  
**AND WHEREAS** municipalities already have exclusive rights for approving casinos and nuclear waste facilities within their communities, and further that the province has recognized the value of municipal approval for the siting of power generation facilities;  
**AND WHEREAS** the recent report from Ontario's Environmental Commissioner has found that Ontario has a garbage problem, particularly from Industrial, Commercial and Institutional waste generated within the City of Toronto, where diversion rates are as low as 15 per cent;  
**AND WHEREAS** municipalities across Ontario are quietly being identified and targeted as potential landfill sites;  
**AND WHEREAS** municipalities should be considered experts in waste management, as they are responsible for this within their own communities, and often have decades' worth of in-house expertise in managing waste, recycling and diversion programs;

**AND WHEREAS** municipalities should have the right to approve or reject these projects and assess whether the potential economic benefits are of sufficient value to offset any negative impacts and environmental concerns;

**THEREFORE BE IT RESOLVED** that the Village of Oil Springs supports Bill 16, Respecting Municipal Authority Over Landfill Sites Act introduced by MPP Ernie Hardeman and calls upon the Government of Ontario and all political parties to formally grant municipalities the authority to approve landfill projects in or adjacent to their communities;

**AND FURTHER THAT** the Village of Oil Springs send a copy of this resolution to MPP Ernie Hardeman.

CARRIED

Council reviewed communication from the Town of Amherstburg, dated April 13, 2018, regarding the sale of closed school properties to municipalities (in support of the Town of Essex resolution).

MOTION No. 15 Moved by Councillor Burns-Antoine  
Seconded by Councillor Wagner  
**THAT** Council for the Village of Oil Springs supports the Town of Essex resolution regarding the offer of sale of closed school properties to municipalities for \$1.

CARRIED

Council reviewed correspondence from the Town of Lakeshore, dated April 27, 2018, regarding renovation and/or demolition of buildings containing hazardous materials.

MOTION No. 16 Moved by Councillor Burns-Antoine  
Seconded by Councillor Powell  
**THAT** Council for the Village of Oil Springs supports the Town of Lakeshore resolution urging the provincial government to review and revise the laws regarding the alteration, renovation and/or demolition of all buildings containing hazardous materials to ensure proper steps and preventive measures are taken to protect the public from exposure to hazardous materials.

CARRIED

### **Correspondence-Information items**

Council reviewed communication from the Minister of Citizenship Laura Albanese, dated April 6, 2018, regarding nominations for the Lincoln M. Alexander Award.

Council reviewed communication from the City of Toronto in response to proposed inclusionary zoning regulations.

Council reviewed communication from the Township of Baldwin, dated April 12, 2018, regarding support motion for Bill C-71.

MOTION No. 17 Moved by Councillor Wagner  
Seconded by Councillor Strangway  
**THAT** correspondence from: Minister of Citizenship Laura Albanese, dated April 6, 2018; the City of Toronto, dated April 11, 2018; and the Township of Baldwin, dated April 12, 2018, be received and filed.

CARRIED

## **New Business**

Council reviewed a report from the bank pertaining to Credit Facilitation for the Village of Oil Springs.

MOTION No. 18 Moved by Councillor Powell

Seconded by Councillor Wagner

**THAT** Council for the Village of Oil Springs authorize the Mayor and Clerk to undersign acceptance of the Credit Agreement with the Canadian Imperial Bank of Commerce.

CARRIED

Council received CIBC's request for a resolution pertaining to Commercial Bank Machine Service Commercial Bank Machine Service with Wallet Depository Service; and signatures.

MOTION No. 19 Moved by Councillor Powell

Seconded by Councillor Burns-Antoine

**THAT** Council for the Village of Oil Springs endorse a prepared resolution for Commercial Bank Machine Service Commercial, Bank Machine Service with Wallet Depository Service and forward it to the Canadian Imperial Bank of Commerce.

CARRIED

Other Matters brought forward by Council and Staff:

- Councillor Burns-Antoine expressed thank you to all the residents who participated in the parks clean-up.
  - Mayor Veen suggested an ad be placed in the paper to say thank you to them.
- Councillor Wagner reported that a resident had seen an ad stating the rabies clinic was held May 6. Deputy Clerk-Treasurer Karen Cook responded that the clinic date was May 6 last year and another organization's online ad had not been updated. She noted that all the advertising for the event provided by the Village stated the May 5 date.
- Deputy Clerk-Treasurer Karen Cook asked Council for direction regarding a policy for after-hours call-out labour costs being charged back to the property owner if the incident is the result of the property owner's negligence.
  - Councillor Powell stated that Council shouldn't penalize someone for water shut-off if their water line breaks.
  - Councillor Wagner suggested the fee of \$30 for water shut off or on should be reviewed for next year in order for the village to recover costs.
- Resulting from a power outage, a Public Works staff member was called out to turn the generator on, and later off, at the Youth Centre.
  - Council directed that staff look into the cost of an automated On/off switch for the generator at the Youth Centre.
- Responding to Mayor Veen's request for clarification on regulations pertaining to pay for statutory holidays, Deputy Clerk-Treasurer explained the provincial regulations in this matter were changed at the start of the year, but noted that as of July 1, 2018 the formula for calculating holiday pay will return to how it was until the end of 2017.

## **Accounts**

- Village of Oil Springs General Pay List – April 11 to May 8, 2018
- MOTION NO. 20      Moved by Councillor Wagner  
                            Seconded by Councillor Strangway  
                            **THAT** the accounts as listed be approved by the  
                            Village of Oil Springs Council for payment:
- Village of Oil Springs General Pay List, April 11, 2018, to May 8, 2018.

CARRIED

## **Closed Meeting**

The Mayor requested that Council go In Camera to discuss personal matters about an identifiable individual, including municipal or local board employees – property owners.

- MOTION NO. 21      Moved by Councillor Powell  
                            Seconded by Councillor Strangway  
                            **THAT** the time being 9:16 p.m. Council for the  
                            Village of Oil Springs move into an In-Camera  
                            Meeting of Council pursuant to Section 239 of the  
                            Municipal Act, 2001, as amended, for the following  
                            reasons:
- a) Personal matters about an identifiable individual, including municipal or local board employees – property owners.

CARRIED

- MOTION NO. 22      Moved by Councillor Wagner  
                            Seconded by Councillor Burns-Antoine  
                            **THAT** the time being 9:42 p.m. Council for the  
                            Village of Oil Springs reconvene its open Regular  
                            Meeting of Council.

CARRIED

- MOTION NO. 23      Moved by Councillor Burns-Antoine  
                            Seconded by Councillor Powell  
                            **THAT** the Village of Oil Springs By-law No. 322-  
                            2002 section dealing with multiple dogs in excess of  
                            two be suspended until September 1, 2018.

CARRIED

## **By-Laws**

By-Law No. 795 of 2018 – A By-law to authorize the execution of a Municipal Funding Agreement for the transfer of Main Streets Revitalization Initiatives funds between the Association of Municipalities of Ontario and Village of Oil Springs.

- MOTION NO. 24      Moved by Councillor Burns-Antoine  
                            Seconded by Councillor Wagner  
                            **THAT** By-Law No. 795 of 2018 – A By-law to  
                            authorize the execution of a Municipal Funding  
                            Agreement for the transfer of Main Streets  
                            Revitalization Initiatives funds between the  
                            Association of Municipalities of Ontario and Village  
                            of Oil Springs, be taken as read a First, Second and  
                            Third Time and Finally passed this 8<sup>th</sup> day of May,  
                            2018 and that the Mayor and Clerk be authorized  
                            to sign the said By-Law.

CARRIED



By-Law No. 796 of 2018 – being a By-Law to Confirm all Resolutions of the Council Meeting held on April 10, 2018.

MOTION NO. 25 Moved by Councillor Wagner

Seconded by Councillor Strangway

**THAT** By-Law No. 796 of 2018 – being a By-Law to Confirm all Resolutions of the Council Meeting held on May 8, 2018, be taken as read a First, Second and Third Time and Finally passed this 8<sup>th</sup> day of May, 2018 and that the Mayor and Clerk be authorized to sign the said By-Law.

CARRIED

**Adjournment**

MOTION NO. 26

Moved by Councillor Powell

Seconded by Councillor Burns-Antoine

**THAT** the time being 10:05 p.m., this Regular Meeting of Council be adjourned; and

**THAT** the next Regular Meeting of Council be held Tuesday, June 5, 2018 at 7:00 p.m.

CARRIED

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Mayor

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Clerk