

The Corporation of the Village of Oil Springs
Regular Meeting Minutes

Date: Tuesday, May 7, 2019
Time: 7:00 p.m.
Location: Village of Oil Springs Council Chambers
4591 Oil Springs Line, Oil Springs, ON

In Attendance

Council: Mayor Ian Veen
Councillor Connie McFadden
Councillor Matt Strangway
Councillor Adam Veen
Councillor Larry Wagner

Staff: Erkki Pohjolainen, Clerk-Treasurer
Karen Cook, Deputy Clerk-Treasurer
Darren Morningstar, Superintendent Public Works
Jim Piggott, Labourer, Public Works
Ezio Nadalin, Planner

Delegation: Al Jones
Brenda Cummings

Gallery: Dennis Smith

Call to Order

Mayor Veen opened the meeting at 7:00 p.m.

Declaration of Pecuniary Interest/Conflict of Interest

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

Delegation

Al Jones of 4526 Oil Springs Line discussed vehicles damaging the right-of-way (ROW) behind his property and asked that the Village restrict traffic from the ROW in wet conditions.

- Mayor Veen replied that the matter has been addressed with a snow fence.
 - Mr. Jones said he doesn't mind people going back there in dry conditions and suggested that common sense seems to be lost. He acknowledged the snow fence placed at the entryway has prevented further issues.
 - Responding to Mayor Veen's question about ruts there, Mr. Jones noted that during the last incident, on April 28, 2019, a vehicle got stuck in the mud and they had to get a four-wheeler to pull it out creating even more of a mess.
- Mayor Veen thanked Mr. Jones for his address to Council.

**** Mr. Jones left the meeting at 7:07 p.m. ****

Brenda Cummings requested to open an access laneway from Rody Park Road along a municipal right-of-way to the easterly portion of her property, 2614 Frederick Street.

- Planner Ezio Nadalin presented Council a report on the matter, detailing the widths required for roads and lanes. He suggested that Council could consider closing the right-of-way, or placing signage to say it's not a through road.
- Responding to Mayor Veen's question about her plans for development, she said her intention is to build a geothermal-heated log home on the property and not subdivide into multiple lots.
- She also said she plans to build on the easterly portion of the lot so as to limit the distance to access utilities on Rody Park Road.

**** Danielle and Kevin Ireland entered at 7:11 p.m. ****

- Mr. Nadalin noted that Council could close up and sell the right-of-way to be rid of a liability.

- MOTION No. 1 Moved by Councillor Wagner
 Seconded by Councillor Strangway
THAT the Council of the Corporation of the Village of Oil Springs permits Brenda Cummings to access her property with a laneway along the right-of-way west of Aniline Street off Roady Park Road; and
THAT Ms Cummings, or subsequent owner of the property, will remain responsible for the maintenance of the laneway.

CARRIED

Council considered the LTG Auto Sales' Site Plan proposal for 4600 Oil Springs Line in the absence of the proponent and called upon Planner Ezio Nadalin to provide technical information regarding the agreement.

- Mr. Nadalin reviewed the plan and noted that it is a standard site plan agreement.

**** Randy Clendening of Jacobs entered at 7:18 p.m. ****

- Mayor Veen commented that he could not see how the plan could provide three 2.4m by 6.1m parking spaces, as required in the Zoning By-law and suggested the site plan does not meet the requirements as set out by the Local Planning Appeal Tribunal.
- Mayor Veen also noted that the right-of-way along the eastern edge of the property prohibits parking on that side.

**** Engineer Clive Barry, Just Four Tennis, entered at 7:22 p.m. ****

**** Michael and Rachel Stokes entered at 7:24 p.m. ****

- Mayor Veen read a motion “that the Council of the Corporation of the Village of Oil Springs enter into a Site Plan Agreement with Ahmed Salami, allowing LTG Auto Sales Ltd. to operate at 4600 Oil Springs Line; that Council pass a by-law to amend By-law No. 192 of 1986 allowing for Exception to Commercial – 1 Zone (C.1 – 3), pursuant to the Local Planning Appeal Tribunal decision of March 21, 2019, Case No.PL171115; and that a copy of the signed Site Plan Agreement and a certified copy of the Amending By-law be forwarded to the Local Planning Appeal Tribunal.”
 - The motion was neither moved nor seconded and consequently died on the table.

****Mr. Nadalin left the meeting at 7:25 p.m. ****

Danielle and Kevin Ireland of 4656 Oil Springs Line presented as an in-camera delegation.

****Mr. Barry, Mr. & Mrs. Stokes left the meeting at 7:26 p.m. ****

- MOTION No. 2 Moved by Councillor Veen
 Seconded by Councillor McFadden
THAT the time being 7:26 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 reason:
- a) Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

CARRIED

- MOTION No. 3 Moved by Councillor Veen
 Seconded by Councillor Strangway
THAT the time being 7:51 p.m. Council of the Village of Oil Springs reconvene its open Regular Meeting of Council.

CARRIED

****Mr. Barry, Mr. & Mrs. Stokes returned at 7:51 p.m. ****

Adoption of Council Meeting Minutes

- MOTION No. 4 Moved by Councillor Wagner
 Seconded by Councillor Veen
THAT the following minutes be adopted by Council of
the Village of Oil Springs:
- Regular Meeting of Council, April 9, 2019;
 - Special Meeting of Council, April 23, 2019.

CARRIED

Business Arising from Previous Meetings Minutes

None

Delegation

Michael and Rachel Stokes addressed Council at the invitation of Mayor Veen.

- Mr. Stokes reported that they have had six floods in the past 10 years at their home, 4482 Oil Springs Line.
 - Responding to a question from Mayor Veen, Mr. Stokes reported that they have a 2" sump pump and it discharges into a tile.
 - Mayor Veen also asked in they've checked the lines for leaks to see if the discharged water simply circulates back in.
 - Mr. Stokes replied that they checked it a year ago and found no leaks in the line.
 - Mrs. Stokes noted that their property drains toward the golf course and when a new house was built nearby, something happened to the drainage and other property owners in the area were also affected.
 - Mr. Stokes noted that their drainage goes the other direction from the new home.
 - Mayor Veen said Village staff will run some dye into the discharge to see if the discharge gets to the manhole.
 - Mr. Stokes said that was done six years ago.
 - Councillor Wagner asked if the neighbouring home drains the same direction, to which Mrs. Stoke replied that it does, but the neighbouring house has no basement and therefore not flooded due to poor drainage.
 - Mr. Piggott noted that there is no issue with road drainage in the area.
 - Mr. Stokes said his sump pump runs so much the motor burned out in five years and noted that he has moved the downspouts so as not to drain into the storm system, while some other homeowners still drain their eavestrough directly into the storm sewer system.
 - Mayor Veen suggested that if the dye test proves inconclusive, the next option could be to dig up the tile in the yard to ensure it isn't blocked.
 - Mr. Stokes said he doesn't mind digging up his yard if it fixes the problem.
 - Mayor Veen said the Village will follow up with the dye test during a future storm and then decide what action might be needed.

****Mr. & Mrs. Stokes left the meeting at 8:07 p.m. ****

Public Works Department

Councillor Wagner asked Mr. Clendenning if it's possible that the sanitary sewer system may be overwhelmed during storms because homeowners are discharging sump pumps and eavestroughs into the system. Mr. Clendenning said that could be the case. Mr. Piggott noted, however, that a look into the sanitary sewer manhole near a reported problem area was running well despite the stormy conditions and significant rainfall earlier that day. Mr. Clendenning noted that the pumping station did not reach the overflow volume alarm at the time when the problem arose, but will look for documents regarding a similar concern addressed six years ago.

****Mr. Clendenning left the meeting at 8:10 p.m. ****

Clive Barry reported to Council that he has received financial figures from Hydro One for the remediation of the storm sewer system on Oil Springs Line, west of Elizabeth Street and presented his report to Council outlining three options for the work. He suggested Council look at the big picture of the municipality's infrastructure and discussed various strategies for the municipality moving forward following the immediate remediation. He suggested roadside ditches are a valuable tool in mitigating storm water as they would slow down the flow so as not to overwhelm the underground works. Mr. Piggott noted that roadside ditching also improves drainage off road surfaces.

- Following the discussion, Council opted for Option #1 presented by Mr. Barry, with a total estimated cost of \$113,476.

MOTION No. 5 Moved by Councillor McFadden
 Seconded by Councillor Veen

THAT the Council of the Corporation of the Village of Oil Springs commission Clive Barry to serve as project manager of the sinkhole repair work along the south side of Oil Springs Line, west of Elizabeth Street; and

THAT Mr. Barry promptly commence with preparation of tender documents as per Council selection of the options for the work.

CARRIED

Mr. Morningstar reported on a flood at Victoria Street and Hannah Street, where staff has had to remain on scene to pump water into the storm sewer system beyond the problem spot.

- Mayor Veen recommended that staff dig up the site to identify the problem.

Mr. Piggott suggested a quick fix could be to lower the storm drain 3-4 feet to allow the water to drain away, provided there are no issues on Hannah Street, south of the area of concern.

- Mayor Veen suggested that in addition to digging it up, to video the storm sewer south of the problem area.
 - Mr. Piggott cautioned that the road would have to be closed for the duration.
 - Mr. Morningstar noted the plan is to dig it up and close the road, even if it takes two days.
- Councillor Wagner asked if the source of the excess water was known, to which Mr. Piggott responded, it could be from sump pumps and eavestrough downspouts.

****Mr. Barry left at 8:42 p.m. ****

Public Works Superintendent Darren Morningstar spoke about a flooding condition in the right-of-way behind the properties on the north side of Oil Springs Line, between Rody Park Road and Sherriff Street.

- Mr. Piggott, who lives in the area and alerted staff and Council to the flooding, noted that a planter box with cedar trees is on the right-of-way and possibly preventing the flow of water to the storm water drain along Rody Park Road and as a result the water is going into his basement, causing the sump pump to turn on every three minutes.
- Mayor Veen noted that some years ago, residents were offered the option to take over the right-of-way, but due to costs, they opted not to assume the properties adjoining theirs.
- Mr. Piggott said they are trying to find the tile in the right-of-way at Rody Park.
- Mr. Morningstar said they have found some 105 feet of the tile but then it stops.
- Mr. Piggott noted that the Village allowed the resident to plant the cedars on the right-of-way, the roots of which may have obstructed the tile. He suggested an open ditch in the right-of-way would resolve the issue.

- Mayor Veen noted that if the ditch were to be built, the Village would have to get some residents to move their garages or fences and suggested to leave that option for now and instead ask the property owner that installed the cedar plantings to remove them.

Public Works Superintendent Darren Mr. Morningstar spoke to his written monthly report, discussed matters that arose from his report and answered questions from Council.

MOTION No. 6 Moved by Councillor Wagner
 Seconded by Councillor Veen
THAT the Public Works written report, reviewed by Public Works Superintendent Darren Morningstar, be approved as presented.

CARRIED

****Mr. Morningstar and Mr. Piggott left at 8:54 p.m. ****

Staff Reports

- Cathy Culnan, ORO, Jacobs, Water Distribution System Monthly Operations Report for March 2019.
- Cathy Culnan, ORO, Jacobs, Wastewater Treatment System Monthly Report for March 2019.

MOTION No. 7 Moved by Councillor McFadden
 Seconded by Councillor Wagner
THAT the Council of the Village of Oil Springs approve the March 2019 Water Distribution System Report; and the March 2019 Wastewater Treatment Report.

CARRIED

- Clerk-Treasurer report: Integrity Commissioner recommendation regarding the Village of Oil Springs Code of Conduct.

MOTION No. 8 Moved by Councillor Wagner
 Seconded by Councillor Veen
THAT the Council of the Village of Oil Springs adopt the Code of Conduct as proposed by the Integrity Commissioner.

Mayor Veen Requested the vote be a recorded

For Recorded Vote	Y	N	A
Mayor Ian Veen		X	
Councillor Connie McFadden	X		
Councillor Matt Strangway	X		
Councillor Adam Veen	X		
Councillor Larry Wagner	X		

CARRIED

- Clerk-Treasurer report: Set Fine Schedule for By-law 820-2019 has been approved by the Regional Senior Justice, Ontario Court of Justice, West Region.

MOTION No. 9 Moved by Councillor Strangway
 Seconded by Councillor McFadden
THAT the Council of the Village of Oil Springs receive and file with the By-Law 820 of 2019 the Set Fine Schedule as approved by the Regional Senior Justice, Ontario Court of Justice, West Region.

CARRIED

- Clerk-Treasurer report: 2018 Election Candidates, Finances Report.
- MOTION No. 10 Moved by Councillor Wagner
 Seconded by Councillor Veen
THAT the Council of the Village of Oil Springs receive the 2018 Election, Candidates' Finances Report; and
THAT the report be posted on the Village of Oil Springs Website, in accordance with the Elections Act.

CARRIED

Councillors' Reports

None

Committee Meeting Minutes and Reports

- Parks & Recreation Committee meeting October 2, 2018.
- MOTION No. 11 Moved by Councillor Wagner
 Seconded by Councillor Strangway
THAT the Parks and Recreation Committee meeting minutes of October 2, 2018 be adopted by Council of the Corporation of the Village of Oil Springs.

CARRIED

- Lambton Group Police Services Board meeting minutes of:
 - November 14, 2018; and
 - February 28, 2019.
- MOTION No. 12 Moved by Councillor Veen
 Seconded by Councillor McFadden
THAT the Council of the Corporation of the Village of Oil Springs receive and file the Lambton Group Police Services Board Meeting Minutes of November 14, 2018 and February 28, 2019.

CARRIED

- Lambton County Regional Trails/Active Transportation Committee meeting minutes March 7, 2019.
- MOTION No. 13 Moved by Councillor McFadden
 Seconded by Councillor Veen
THAT the Council of the Corporation of the Village of Oil Springs receive and file the Lambton County Regional Trails/Active Transportation Committee meeting minutes March 7, 2019.

CARRIED

Correspondence—Action Required Items

None

Correspondence-Information items

- Cheryl Gallant, MP for Renfrew-Nipissing-Pembroke, April 4, 2019 re: Bill C-68.
- Helen Cole, Family Counselling Centre, April 10, 2019 re: Thank you for support.
- Jerry Godin, PMP, President, Public Sector Partners for Progress, April 16, 2019 re: Proposal of collaborative asset management opportunity.
- City of Brantford, April 16, 2019 re: Resolution pertaining to single-use plastic straws.
- Town of Minto, April 17, 2019 re: Resolution pertaining to the OMPF review.
- Steve Clark, Minister of Municipal Affairs and Housing, May 2, 2019 re: 'More Homes, More Choices: Ontario's Housing Supply Action Plan.'

MOTION No. 14 Moved by Councillor Wagner
Seconded by Councillor McFadden
THAT the Council of the Village of Oil Springs receive and file the correspondence from Cheryl Gallant, MP for Renfrew-Nipissing-Pembroke, April 4; Helen Cole, Family Counselling Centre, April 10, 2019; Jerry Godin, PMP, President, Public Sector Partners for Progress, April 16, 2019; City of Brantford, April 16, 2019; Town of Minto, April 17, 2019; and Steve Clark, Minister of Municipal Affairs and Housing, May 2, 2019.

CARRIED

New Business

- Appointments to Cemetery Board – Darcy Mitchell (Oil Springs); Lee McMurphy (non-voting member at large).
 - Councillor Wagner asked why Mr. McMurphy should be a non-voting member.
 - Mr. Pohjolainen noted that the Cemetery By-law establishes that Dawn-Euphemia has one member, but Council can allow additional members.

MOTION No. 15 Moved by Councillor Wagner
Seconded by Councillor McFadden
THAT the Council of the Village of Oil Springs appoint Darcy Mitchell as a representative from the Village of Oil Springs to serve on the Oil Springs Cemetery Board of Trustees; and
THAT Lee McMurphy be appointed to the Oil Springs Cemetery Board of Trustees as a member at large.

CARRIED

- Councillor Wagner said the recent sanitary and storm sewer problems have caused him to ponder if storm water is entering the sanitary system and suggested that homes in the problem areas should be checked to ensure sump pumps and eavestroughs are not feeding into sanitary sewers. He noted that all the houses in the Village were inspected for that reason some 25 years ago. He suggested that if the Village not inspect all homes, do a small area at a time.
 - Mayor Veen suggested inspecting the houses along Oil Springs Line between Frederick Street and Gypsie Flats Road, to start.
 - Staff was directed to check with Jacobs to see if they do such inspections and if not, to find out who could be commissioned for such work.
- Councillor Strangway inquired about possible reaction from Parks and Recreation Committee members regarding the decision to not replace the lights along the trail.
 - Mayor Veen responded there has been no reaction.
- Councillor McFadden suggested Council should deal with the growing concern about rights-of-way in the Village being occupied and assumed as private yards; trees being planted in them; and filling-in or blocking drainage ditches.
 - Councillor Wagner suggested staff walk each right-of-way every summer and take note of encroachments.
 - Mayor Veen noted, staff would have to write a report for each property and they would need to know precisely where the rights-of-way lie.
 - Councillor Wagner suggested the reports be brought to Council.
 - Mayor Veen said staff should also take pictures.

Accounts

Village of Oil Springs General Pay List – April 10, 2019 to May 7, 2019.

- MOTION NO. 16 Moved by Councillor Veen
 Seconded by Councillor McFadden
THAT the accounts, as listed, be approved by the Council of the Corporation of the Village of Oil Springs for payment:
- Village of Oil Springs General Pay List, April 10, 2019 to May 7, 2019.

CARRIED

Closed Meeting

- The Mayor requests that Council move to meet In-Camera to review minutes of the April 9, 2019 In-camera meeting and to discuss the following:
 - a) Personal matters about an identifiable individual, including municipal or local board employees – Official complaint concerning certain property; request for dog licence fee waiver; and matters relating to a specific property.

- MOTION NO. 17 Moved by Councillor Wagner
 Seconded by Councillor Veen
THAT the time being 9:29 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 – Official complaint concerning certain property; request for dog licence fee waiver; and matters relating to a specific property.

CARRIED

- MOTION NO. 18 Moved by Councillor McFadden
 Seconded by Councillor Veen
THAT the time being 9:56 p.m. Council for the Village of Oil Springs reconvene its open Regular Meeting of Council.

CARRIED

- MOTION NO. 19 Moved by Councillor Veen
 Seconded by Councillor McFadden
THAT the in-camera minutes of April 9, 2019 be adopted by Council of the Village of Oil Springs and remain confidential and restricted from public disclosure in accordance with the exemptions provided in the Municipal Freedom of Information and Protection of Privacy Act.

CARRIED

- MOTION NO.20 Moved by Councillor Wagner
 Seconded by Councillor Strangway
THAT the Council of the Village of Oil Springs waive the dog licence fee for registered service dog, Bella, as requested by her owner; and
THAT staff is directed to review the dog licence fee schedule and bring to Council for its June meeting a revised schedule that exempts owners of registered service dogs from paying a fee.

CARRIED

By-Laws

- By-law No. 830 of 2019, A By-Law to establish Code of Conduct for Members of Council.

MOTION NO. 21 Moved by Councillor Wagner
Seconded by Councillor McFadden
THAT By-law No. 830 of 2019, A By-Law to establish Code of Conduct for Members of Council, be read a first time, and taken as read a second and third time and passed this 7th day of May, 2019; and
THAT the Mayor and Clerk be authorized to sign the said By-Law.

CARRIED

- By-Law No. 831 of 2019, a Tidy Yard By-law.

MOTION NO. 22 Moved by Councillor Veen
Seconded by Councillor Wagner
THAT 831 of 2019, A Tidy Yard by-law, be read a first time, and taken as read a second and third time and finally passed this 7th day of May, 2019; and
THAT the Mayor and Clerk be authorized to sign the said By-Law.

CARRIED

- By-Law No. 832 of 2019, a By-law to confirm all Resolutions of the Council Meeting held on May 7, 2019.

MOTION NO. 23 Moved by Councillor Veen
Seconded by Councillor Strangway
THAT By-law No. 832 of 2019, being a By-Law to confirm all Resolutions of the Council Meeting held on May 7, 2019 be read a first time, and taken as read a second and third time and finally passed this 7th day of May, 2019; and
THAT the Mayor and Clerk be authorized to sign the said By-Law.

CARRIED

Adjournment

MOTION NO. 24 Moved by Councillor Veen
Seconded by Councillor Wagner
THAT the time being 10:06 p.m., this Regular Meeting of Council be adjourned; and
THAT the next Regular Meeting of Council be held Tuesday, June 11, 2019 at 7:00 p.m.

CARRIED

Ian Veen, Mayor

Erkki Pohjolainen
Clerk-Treasurer