

OIL HERITAGE CONSERVATION DISTRICT STEERING COMMITTEE MINUTES

June 16, 2009, 2:00 pm
Oil Springs Youth Centre

Present: Robert Tremain (Chair), Dave Posliff, Charles Fairbank, Robert Cochrane, Christine Poland, Connie Bell, Ruth Kernohan, Duncan McTavish, Gordon Perry, April James, Terrie Dewsbury, Dawn Marie Gates, Betty Lou Snetselaar, Lonnie Barnes.

Regrets: Martin Dillon, Mary-Pat Gleeson, Charles Fisher, John Dickson.

Also present: Meaghan Nelligan, Oil Museum, Christopher Andreae and Lashia Jones, Golder Associates, Wendy Shearer and Harry Shnider, MHBC Planning, Peter Stewart, George Robb Architect, Ron Dale, Parks Canada and Steve Loxton.

NOTE: Action items are shown in **bold** type.

Robert T. called the meeting to order at 2:10 pm, and welcomed those in attendance.

He introduced Ron Dale, Parks Canada and Lonnie Barnes, Barnes Oil Company, who will be representing the oil producers from Oil Springs.

1. Previous Minutes

The May 11, 2009 minutes were reviewed. No errors or omissions were noted.

2. Review of Action Items from May 11, 2009 minutes:

Dave spoke on the website that has been developed. The link is on the County website - www.lambtononline.com, and has the oil derrick logo. Dave listed the items on it at present, which are the minutes, listing of committee members, mapping options that have been produced by Wendy's team and a comments form which the public can use. Robert T. asked that the committee members review it and if they have comments or suggestions please contact Dave directly.

Robert also asked members if they have received any feedback from the public meeting that was held on May 11, 2009. None have been received.

3. Study Update

W. Shearer informed committee that she had recently participated in a presentation in St. Louis, MO and felt that attendees were very impressed and have asked her to return with an update farther along in the process. She will also be speaking to Industrial Archaeologists at an upcoming conference in Hamilton along with C. Andreae.

She informed committee that the Tourism portion has been removed from their scope of work, after speaking with D. Posliff, due to a grant that is being applied for by the County. She indicated that the next step in the process is to scope out the heritage resources in order to complete the mapping component. She then presented a slideshow on how the process could unfold under the Heritage Act.

a) Cultural Landscapes

There are three types of cultural landscapes - designed, evolved and associative cultural. This project falls under the auspices of evolved cultural landscape and is considered to be a continuing landscape where human uses and activities are ongoing or evolving.

b) Heritage Conservation Plan Elements

There are three areas in this - Landscape, Structural and Equipment. Wendy explained that the Landscape component in our context consists of the gum bed pits, rail line corridor, Black Creek corridor, road side alignments and fence rows/tree lines and woodlots.

C. Andreae stated that the Structural element is difficult to complete due to the number of items involved. They consist of above/below ground tanks, stables, residences, powerhouse, barns, receiving station, blacksmith shop, and bridges. He is currently trying to do an inventory on the Fairbank property.

W. Shearer outlined the Equipment element and stated that it contained items such as the Pennsylvania cable system, Lambton County wooden jerker lines, culvert, nodding donkeys, well casings, three pole derricks and derrick trucks. She asked members if they felt there was anything else that could be considered to be an element that hasn't been included in the listing. They want to focus on identifying all the parts of the oil mining/processing operation and identify all the artifacts.

R. Dale stated one of the most important aspects of this site is the continuity of production and feels that this is a tangible item that shouldn't be neglected in the study. W. Shearer replied that this is an important part of their study and will be the overriding objective of the planning exercise. R. Triemain inquired about different production technologies and asked if they all have been included on the listing.

4. Heritage Plan Guidelines

W. Shearer discussed the guidelines that will be required to be developed with the committee regarding permits. The plan must describe alterations that are minor in nature and will not require a permit, versus major alterations that will require consultation and a permit. P. Stewart outlined the Heritage Designation Property Permit Application processes from Mississauga and Hamilton. He also showed a spreadsheet that outlined classes of alterations that were minor as well as alterations that would require a permit, site plan approval, etc. G. Perry stated that he feels this committee should determine what items will be on the list and the consulting team agreed. H. Shnider reviewed the suggested makeup of the Heritage Sub-Committee:

Voting Members

two oil producers

two council members

one member from the Oil Springs Heritage Committee

one representative from the Oil Producers Association

Staff Resources

Township planner

County of Lambton Economic Development/Tourism Officer

W. Shearer explained the rationale behind the suggested makeup of members. D. McTavish asked what the function of this committee would be and W. Shearer replied that if someone wanted to construct a building in this area then a heritage permit would be required and this sub-committee would review the application. She also stressed that this would be for all applications that are deemed not to be minor in nature. There will be a County staff member that will review all the applications before deciding if a permit is needed. If it is minor then staff can issue the building and heritage permits without having to apply to the sub-committee.

G. Perry stated that if minor changes are made in the field something like this might never be required to go to the sub-committee. It is felt that only items that might require a building or heritage permit will be directed to the sub-committee for review. A list itemizing what does and doesn't require a permit needs to be drawn up. W. Shearer stated that the goal is to develop a list so that everything that is required to continue day to day operations would not be required to obtain a permit. L. Barnes indicated that there is a difference between operational items that will require a permit versus day to day items.

W. Shearer stated that the next step is to draft a list of activities and estimate if they are above or below the line. This will provide a framework for discussion. She feels that items in the public view will face more scrutiny and that conserving what is already on the ground (day-to-day operations) are important.

Robert T. noticed that the museum is not represented in the makeup of the sub-committee. Dave P. stated that local councillors, rather than County councillors, should be on the sub-committee and there should be an odd number of members. Robert T. asked which committee this is going to be a sub-committee of and G. Perry stated that it should be the Oil Springs Heritage Advisory Committee. Robert T. asked if the Oil Heritage District Conservation Committee should be responsible for the sub-committee. It was felt this will have to be determined in future discussions. G Perry doesn't feel this sub-committee should be reporting to Lambton County Council; rather it should report to local councils. Dave P. indicated that there might be a potential conflict of interest from members, in which case they would simply have to excuse themselves from discussions.

H. Shnider spoke on the Oil Springs Official Plan and Zoning By-law and the items contained in them that have regard for petroleum operations. The Oil Springs Official Plan this area is designated Mixed Commercial/Industrial and the Zoning By-law zones them Heavy Industrial. He stated that any conversion to an agricultural use would require an official plan and zoning by-law amendment. In the Enniskillen Official Plan this area is designated Agricultural which allows for petroleum production but not processing. Therefore he feels there are already regulations in place for petroleum operations in these documents.

H. Shnider spoke regarding heritage restoration projects and stated there might be opportunities for funding sources to restore significant structures within the study area, once it was designated.

W. Shearer noted that there is always the opportunity to revise or amend the plan as it is not a static document. There will be provisions in the Plan to allow for this.

W. Shearer asked for feedback from the committee before they proceed to the next step, which is the development of the guideline document. G. Perry asked about the shape of the district itself - can the district become a patchwork or does it have to be in a continuous, orderly fashion? W. Shearer replied that under the new legislation properties that are near or beside the area could be subject to review or a district area and contributing area could be developed. She feels there are many ways to approach this issue. She stated that the document will focus on encouraging people who live here to continue to do their good work.

B.L. Snetselaar asked how the meeting dates for the sub-committee would be handled - specific dates and times. W. Shearer replied that it would only have to meet when required for review of permits.

D. Posliff asked if the sub-committee's decision would be final or does it have to be approved by council? Under the Heritage Act does council have to approve it or can council down-delegate approval to the sub-committee? W. Shearer acknowledged that this process must be streamlined and County Council does not need to be involved.

W. Shearer asked for a meeting date for the team to return to committee as she is aiming for a wrap up date of October. It was decided that Tuesday, August 4, 2009 committee will meet to review the results as it is anticipated that the research will be done by then. **W. Shearer suggested that the Power Point presentation that was shown today can be sent to the committee members with the minutes from the meeting today and she will forward this file to D. Posliff.** Discussion took place regarding posting parts of this presentation on the website.

G. Perry encouraged the oil producers to talk to their peers and bring back any comments to the committee. **Dave P. asked if committee could receive a draft before the August 4th meeting in order that they can review it ahead of time. W Shearer will try to do this.**

D. McTavish questioned if there was a need to have peer review to examine the list of tangible assets - who has the expertise to do so? It was suggested that local oil producers have the knowledge to perform this.

W. Shearer, P. Stewart and H. Shnyder left the meeting.

5. i) **CAF Industry Canada Grant**

D. Posliff outlined the Community Adjustment Fund (CAF) Industry Canada grant application. C. Fisher, Revenue Development Officer for the County, had brought the funding news to Dave. This grant is designed to stimulate funding to help municipalities in this economic downturn. A sub-group was formed to complete the application and it has been submitted. D. Posliff spoke on the tourism component that W. Shearer mentioned earlier in the meeting and informed committee that due to the application being made, the decision to opt out of the \$4,000.00 tourism component of the Plan was made in hopes that the grant application is approved. Tourism Sarnia-Lambton has agreed to assist if this funding does not materialize. It is hoped that the announcement regarding the funding will be made by July 2009. D. McTavish inquired if this grant requires matching funds from another level, ie. municipal or county, and D. Posliff stated that it does not.

ii) **CAF Sub-Committee**

R. Tremain explained that a sub-committee will be required to be formed to steer & manage all the projects that will be completed if the funding becomes available. If anyone is interested in joining please contact him within the next week. He anticipates the makeup being 3 - 5 members and this will be more of a hands-on committee as they will be overseeing the projects and working with the person who will be hired as the Project Manager.

6. **Royal Canadian Mint Gold Coin**

R. Tremain informed members that the Canadian Mint is working on a gold coin to celebrate Canada's petroleum industry. It will have limited circulation and the cost will be \$200.00 each.

7. **Other Business**

G. Perry stated that he will continue to make inquires for funding sources; especially for the heritage buildings in Oil Springs.

R. Dale informed committee that Parks Canada has funding for the stabilization of national heritage structures and it is a cost share venture. Canada Heritage also has funding available for different projects and he has spoken with a colleague who is very interested in this project. He will research funding possibilities.

8. **Next Meeting**

The next meeting of the committee will be August 4, 2009 at 2:00 p.m. at the Oil Museum of Canada.

The meeting adjourned at 4:00.