



Township of St. Clair

Minutes

Regular Council Meeting
Tuesday, May 21, 2024 @ 6:00 PM
Council Chambers

1. **CALL TO ORDER**
2. **LAND ACKNOWLEDGEMENTS**
3. **DECLARATION OF PECUNIARY INTEREST**
4. **ADOPTION OF MINUTES**
 - 4.1. Council Meeting Minutes - May 6, 2024
[DRAFT - Regular Council - 06 May 2024 - Minutes](#)
5. **DELEGATIONS/PRESENTATIONS**
 - 5.1. Dynamic Graffix - Tracey Manchester
6. **STRATEGIC PLAN**
 - 6.1. St Clair Township - Strategic Plan
[St. Clair Township - Strategic Plan](#)
7. **CORRESPONDENCE ITEMS**
 - 7.1. Wounded Warriors Canada - Military Support Publications - Sponsorship Request
[Wounded Warriors - Sponsorship Request](#)
8. **INFORMATION ITEMS**
 - 8.1. Lambton Group Police Services Board - Meeting Minutes - February 2024
[2024 - Feb - LGPSB meeting minutes](#)
 - 8.2. Lambton Group OPP Detachment Board - Meeting Minutes - April 2024
[2024 - Apr - LGPSB meeting highlights](#)
 - 8.3. Proposed York1 Landfill and Waste Processing Site - Summary of Comments
[York1 Environmental Waste Solutions Proposal](#)

9. REPORTS OF COMMITTEES AND STAFF

- 9.1. Director of Emergency Services/Fire Chief Report - Bunker Gear Drying Cabinet
[Bunker Gear Drying Cabinet](#)
- 9.2. Director of Emergency Services/Fire Chief Report - Bunker Gear Storage Racking
[Bunker Gear Storage Racking](#)
- 9.3. Director of Emergency Services/Fire Chief Report - SCBA Filling Station
[SCBA Filling Station](#)
- 9.4. Coordinator of Engineering Report - Cameron Street Reconstruction
[Cameron Street Reconstruction](#)
- 9.5. Coordinator of Engineering Report - 2024 Urban Asphalt Resurfacing
[Urban Resurfacing Recommendation](#)
- 9.6. Coordinator of Engineering Report - Clay Creek Bridge Rehabilitation
[White Line Over Clay Creek Bridge](#)

10. BY-LAWS

- 10.1. B-L 26 of 2024 - Confirming
[DRAFT B-L 26 of 2024 - Confirming Bylaw](#)

11. COUNCILLORS' REPORTS

12. UPCOMING MEETINGS

- 12.1. Regular Meeting - Session 10 - Monday June 3, 2024, 3:00 p.m.
- 12.2. Regular Meeting - Session 11 - Monday June 17, 2024, 6:00 p.m.
- 12.3. Regular Meeting - Session 12 - Monday July 15, 2024, 3:00 p.m.

13. IN CAMERA SESSION

- 13.1. Section 239(2)(k) to consider Township's position on negotiations with local coalition
- 13.2. Section 239(2)(f) to discuss advice provided by the Township Solicitor

14. ADJOURNMENT



MINUTES

Regular Council Meeting

6:00 PM - Tuesday, May 21, 2024
Council Chambers

The Regular Council of the Township of St. Clair was called to order on Tuesday, May 21, 2024, at 6:00 PM, in the Council Chambers, with the following members present:

PRESENT: Councillor Bill Myers, Councillor Cathy Langis, Councillor Holly Foster, Mayor Jeff Agar, Councillor Pat Brown, Deputy Mayor Steve Miller, CAO John Rodey, and Clerk Jeff Baranek

EXCUSED: Councillor Brad Langstaff

1. CALL TO ORDER

This meeting is being streamed live through the St. Clair Township Website. By attending a public meeting of Council you are consenting to your image, voice and comments being recorded and published to the Township website.

Anyone who is invited to speak will be recorded and their voice, image and comments will form part of the live stream and public record.

2. LAND ACKNOWLEDGEMENTS

We acknowledge that this land on which we are gathered today is part of the ancestral land of the Chippewa, Odawa, and Potawatomi peoples, referred to collectively as the Anishinaabeg. It is through the connection of the Anishinaabeg with the spirit of the land, water and air that we recognize their unique cultures, traditions, and values. Together as treaty people, we have a shared responsibility to act with respect for the environment that sustains all life, protecting the future for those generations to come.

4. ADOPTION OF MINUTES

4.1 Council Meeting Minutes - May 6, 2024

Motion 1

Holly Foster made a motion - Be it resolved that the minutes of the following meeting of Council be received and approved:

Regular Council - May 6, 2024 Cathy Langis seconded the motion. CARRIED.

5. DELEGATIONS/PRESENTATIONS

5.1 6:10 p.m. - Dynamic Graffix - Tracey Manchester

At the appointed time of 6:10 p.m., Mayor Agar welcomed Tracey Manchester, the owner of Dynamic Graffix at 176 Hill Street to make her presentation.

Mrs. Manchester explained many concerns related to the interruption of her sanitary service when the church on the abutting property was demolished. It has become known that the two properties shared one connection to the municipal sanitary system, and that connection is on the site of the former church, 178 Hill Street. Mrs. Manchester acknowledged that she knew there was nothing Council could do as the shared connection was on private property, but hoped they would encourage the landowner to ensure a proper easement is secured. Mrs. Manchester suggested she should not be responsible to pay any costs associated with the new service or an easement. Further, Mrs. Manchester advised Council that her neighbour was having surveying completed on her property, and on Township property north of her

store; and reported that her neighbour is telling people the Township has given him the public parking spaces abutting his lot.

Mrs. Manchester continued by advising Council that it is not only her perception, but other small business owners as well, that they appear not to matter to Council and that only those larger businesses and corporations with deeper pockets receive any attention from Council.

Mrs. Manchester advised the parking issue around her business remains a concern and advised that staff have not responded since she notified them that removing the paved public parking in front of her store, and replacing it with gravel goes against their own by-laws.

Mrs. Manchester closed her report by asking if the patio at Two Waters Brewery in Corunna was legal or if it was just a COVID patio, suggesting the congestion it, and the location of the bike racks have caused, has created a potentially dangerous situation for visitors to the area.

Mayor Agar and Councillor Langis corrected Mrs. Manchester by saying that Council cares for each resident, and each business within the municipality equally. Councillor Langis stated she has never heard such a concern or complaint from another resident or business owner.

Mr. Rodey advised the parking spaces in front of Mrs. Manchester's store, and her neighbour's property remain public spaces which can be used by patrons to her store, or by any other person requiring parking in downtown Corunna. Mr. Rodey also explained the concern of the neighbour for the location of an easement for sanitary sewer is it's in the location of a planned feature of the site's redevelopment.

Mr. Baranek confirmed the patio at Two Water Brewery is a permanent feature approved by site plan and is not a temporary COVID patio; but he did acknowledge the location of it along with the bike racks does create congestion in the area.

Director of Public Works Brian Black reported Mrs. Manchester's lack of sanitary connection should have been identified by her lawyer at the time of the purchase of the building. The Township has records only up to the property line, after which what happens to the service is often unclear and is the responsibility of the property owner.

Mayor Agar acknowledged the unfortunate circumstances of the discovery of the previously unknown shared service between Mrs. Manchester and her neighbour and noted the Township will encourage both parties involved to undertake the proper process to ensure the legalities of the connections going forward.

6. STRATEGIC PLAN

6.1 DRAFT - St Clair Township - Strategic Plan

Motion 2

Cathy Langis made a motion - Be it resolved that the Township Strategic Plan, as prepared and presented by Kate Graham of Colliers Project Leaders be formally adopted and that it be thereby enacted immediately. Holly Foster seconded the motion. CARRIED.

Motion 3

Holly Foster made a motion - Be it resolved that Kate Graham be approached to facilitate a training session for Council to educate them on how best to administer and conform to the plan. Cathy Langis seconded the motion. CARRIED.

7. CORRESPONDENCE ITEMS

- 7.1 Wounded Warriors Canada - Military Support Publications - Sponsorship Request

Motion 4

Bill Myers made a motion - Be it resolved that Council accept the following items of correspondence as per Council's direction.

7.1 - Wounded Warriors Canada - Military Support Publications - Sponsorship

7.2 - Circle K - Store Decor Upgrades and Location of C-Can

7.3 - Sacred Heart Church Procession Request

Steve Miller seconded the motion. CARRIED.

Motion 5

Pat Brown made a motion - Be it resolved that the request for Wounded Warriors Canada sponsorship be received and filed. Holly Foster seconded the motion. CARRIED.

- 7.2 Circle K - Store Decor Upgrades and Location of C-Can

Motion 6

Bill Myers made a motion - Be it resolved that the two temporary Sea-Cans be approved for the location of the Circle K at 412 Lyndoch St, Corunna and that they be removed by June 10, 2024. Cathy Langis seconded the motion. CARRIED.

- 7.3 Sacred Heart Church Procession - Road Closure

Motion 7

Cathy Langis made a motion - Be it resolved that the rolling road closure request submitted by Sacred Heart Church to accommodate a Eucharistic Procession June 7 between 6:30 and 7:00 be approved. Pat Brown seconded the motion. CARRIED.

8. INFORMATION ITEMS

- 8.1 Lambton Group Police Services Board - Meeting Minutes - February 2024
8.2 Lambton Group OPP Detachment Board - Meeting Minutes - April 2024
8.3 Proposed York1 Landfill and Waste Processing Site - Summary of Comments

Motion 8

Steve Miller made a motion - Be it resolved that the following items be received as information:

8.1 - Lambton Group Police Services Board - Meeting Minutes - February 2024

8.2 - Lambton Group OPP Detachment Board - Meeting Minutes - April 2024

8.3 - Proposed York1 Landfill and Waste Processing Site - Summary of Comments Pat Brown seconded the motion. CARRIED.

9. REPORTS OF COMMITTEES AND STAFF

- 9.1 Director of Emergency Services/Fire Chief Report - Bunker Gear Drying Cabinet

Motion 9

Holly Foster made a motion Be it resolved that the Bunker Gear Drying Cabinet report submitted by Richard Boyes - Director of Emergency Services/Fire Chief, be received as information and that the quotation from Harco Co. for the purchase of 3 bunker gear drying cabinets for the amount of \$11,984.00 each

for a total of \$35,952.00 plus HST be approved. Steve Miller seconded the motion. CARRIED.

9.2 Director of Emergency Services/Fire Chief Report - Bunker Gear Storage Racking

Motion 10

Cathy Langis made a motion Be it resolved that the Bunker Gear Storage Racking report submitted by Richard Boyes - Director of Emergency Services/Fire Chief, be received as information and that the quotation from Canadian Safety Equipment Inc. for the purchase of bunker gear storage racks for \$26,681.00 plus HST be approved. Pat Brown seconded the motion. CARRIED.

9.3 Director of Emergency Services/Fire Chief Report - SCBA Filling Station

Motion 11

Bill Myers made a motion Be it resolved that the Fire Department Capital Project 2024-07 purchase report submitted by Richard Boyes - Director of Emergency Services/Fire Chief, be received as information and that the quotation from Levitt Safety for the replacement of the SCBA filling station at Station 2, Corunna for \$15,001.62 plus HST be approved. Steve Miller seconded the motion. CARRIED.

9.4 Coordinator of Engineering Report - Cameron Street Reconstruction

Motion 12

Holly Foster made a motion Be it resolved that the "Cameron Street Reconstruction" report submitted by Coordinator of Engineering – Andrew Malpass be received as information and that the tender submitted by Henry Heyink Construction Ltd. in the amount of \$1,496,130.00 plus HST be accepted and the Mayor and Clerk be authorized to sign the contract and other related documents. Cathy Langis seconded the motion. CARRIED.

9.5 Coordinator of Engineering Report - 2024 Urban Asphalt Resurfacing

Motion 13

Steve Miller made a motion Be it resolved that the "2024 Urban Asphalt Resurfacing" report submitted by Coordinator of Engineering – Andrew Malpass be received as information and that the tender submitted by Cope Construction in the amount of \$208,158.85 plus HST be accepted and the Mayor and Clerk be authorized to sign the contract and other related documents. Pat Brown seconded the motion. CARRIED.

9.6 Coordinator of Engineering Report - Clay Creek Bridge Rehabilitation

Motion 14

Holly Foster made a motion Be it resolved that the "Clay Creek Bridge Rehabilitation" report submitted by Coordinator of Engineering – Andrew Malpass be received as information and that the tender submitted by KB Civil Constructors Inc. in the amount of \$539,277.80 plus HST be accepted and the Mayor and Clerk be authorized to sign the contract and other related documents. Pat Brown seconded the motion. CARRIED.

10. BY-LAWS

10.1 B-L 26 of 2024 - Confirming

Motion 15

Pat Brown made a motion - 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 the by-law and any agreements thereto:

10.1 - B-L 26 of 2024 - Confirming Cathy Langis seconded the motion.
CARRIED.

11. COUNCILLORS' REPORTS

COUNCILLOR BROWN

Councillor Brown asked staff to ensure the process to enforce compliance with vegetation control has been initiated for the property known as 475 Colborne Street in Corunna.

Councillor Brown also asked staff to look into debris in the parking lot used by Stag Islanders in Corunna and to ensure its removal.

COUNCILLOR FOSTER

Councillor Foster thanked staff for ensuring the vegetation control process was in-place for the development at Sutherland Drive in Courtright; and asked staff to confirm which sides of the storm water management pond would be fenced in that location.

COUNCILLOR LANGIS

Councillor Langis reported the Sombra Museum is considering improvements for their log cabin artifacts, including the installation of a new access walkway.

Motion 16

Cathy Langis made a motion - Be it resolved that St. Clair Township supports the call of the Association of Municipalities of Ontario for the Government of Ontario to introduce legislation to strengthen municipal Codes of Conduct and compliance with them in consultation with municipal government. Holly Foster seconded the motion.
CARRIED.

COUNCILLOR MYERS

Councillor Myers acknowledged he's been away for a couple meetings as he's been dealing with some health issues of his own and thanked those who have reached out to see how he's been doing. Councillor Myers appreciates the work by staff to ensure EMT response times to all corners of the Township continue to be improved.

DEPUTY MAYOR MILLER

Deputy Mayor Miller asked staff to confirm a gate will be installed at the north section of the new parking lot in McDonald Park so as to prevent through traffic and ATV's.

MAYOR AGAR

Mayor Agar asked staff to ensure the owners of the church on Lyndoch Street in Corunna are maintaining their lawn.

Mayor Agar closed his report by encouraging all property owners within St. Clair to ensure their lawn is properly maintained. It shows respect towards one another and makes for nicer neighbourhoods by reducing allergy complications and breeding grounds for ticks.

12. UPCOMING MEETINGS

12.1 Regular Meeting - Session 10 - Monday June 3, 2024, 3:00 p.m.

12.2 Regular Meeting - Session 11 - Monday June 17, 2024, 6:00 p.m.

12.3 Regular Meeting - Session 12 - Monday July 15, 2024, 3:00 p.m.

13. IN CAMERA SESSION

- 13.1 Section 239(2)(k) to consider Township's position on negotiations with local coalition
- 13.2 Section 239(2)(f) to discuss advice provided by the Township Solicitor

Motion 17

Steve Miller made a motion - Be it resolved that the meeting enter into an in-camera meeting to discuss the following:

13.1 - Section 239(2)(k) to consider Township's position on negotiation with local coalition

13.2 - Section 239(2)(f) to discuss advice provided by the Township Solicitor Pat Brown seconded the motion. CARRIED.

RISE AND REPORT

Clerk Jeff Baranek noted there was nothing to rise and report from the in-camera session.

14. ADJOURNMENT

- 14.1 Meeting was adjourned at 7:20 pm.

Motion 18

Steve Miller made a motion - Be it resolved that the meeting do hereby adjourn. Pat Brown seconded the motion. CARRIED.

Mayor - Jeff Agar



Clerk - Jeff Baranek

