



Township of St. Clair

Minutes

Regular Council Meeting
Monday, June 3, 2024 @ 3:00 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 21, 2024
[DRAFT - Regular Council - 21 May 2024 - Minutes](#)
- 4.2. Minutes of Township Committees
[COA Minutes - March 27 2024](#)
[COA Minutes - April 30 2024](#)
[Moore Museum Minutes and Reports](#)

5. DELEGATIONS/PRESENTATIONS

- 5.1. 3:10 pm - Rezoning - 2049 Courtright Line - Eves
[Public Meeting Agenda ZBLA 2049 Courtright Line Janet Eves](#)
[Combined Eves 2049 Courtright](#)
- 5.2. 3:20 pm - Court of Revision - McDonald Andrews Drain
[McDonald-Andrews Drain COR #2 Notice - June 3 2024](#)
[McDonald-Andrews Drain- REVISED SCHEDULE](#)
[McDonald-Andrews Drain- DWG 1 COR APR 22 2024](#)
- 5.3. 3:30 - Don Kerswell - Traffic Safety Concerns
[Don Kerswell - Traffic Safety Concerns](#)

6. CORRESPONDENCE ITEMS

- 6.1. Channel Cats Fastball Team - Sponsorship Request
[Channelcats Sponsorship Request 2024](#)
- 6.2. Optimists of Sombra Car Show - Request for Brander Park Rental Fees and Washrooms
[Optimists of Sombra Car Show](#)
- 6.3. Rural Transit Solutions Fund Letter of Support
[Rural Transit Solutions Fund Letter of Support](#)

7. INFORMATION ITEMS

- 7.1. Building Permit Comparison 2024-2023
[Building Permit Comparison](#)
- 7.2. Lambton Seniors' Advisory Committee - Minutes - March 26, 2024
[SAC Minutes March 26th 2024](#)

8. REPORTS OF COMMITTEES AND STAFF

- 8.1. [Deputy Clerk/Coordinator of Planning Report - Deeming By-law Request](#)
[Deputy Clerk Staff Report - Deeming By-law Request - 379 & 381 Lyndoch Street](#)
- 8.2. [Deputy Clerk/Coordinator of Planning Report - Extension of Draft Plan Approval](#)
[Deputy Clerk Staff Report - Deeming By-law Request - 379 & 381 Lyndoch Street](#)
- 8.3. [Treasurer Report - Vendor Invoices & CIBC VISA Charges](#)
[Vendor Invoices and CIBC VISA Charges](#)
- 8.4. [Senior Tax Clerk Report - Taxation Write Offs](#)
[2023 Taxation Write Offs for June 3, 2024](#)
- 8.5. [Director of Emergency Services/Fire Chief Report - 2025 Fire Tanker Replacement](#)
[2025 Fire Tanker Replacement](#)
- 8.6. [Director of Emergency Services/Fire Chief Report - Community Risk Assessment](#)
[CRA Information Report \(1\)](#)
[June 3, 2024 CRA Final](#)
- 8.7. [Director of Emergency Services/Fire Chief Report - Monthly Report](#)
[June 3 2024 - Fire Council Report](#)

9. BY-LAWS

- 9.1. By-Law 27 of 2024 - Purchase property for Wilkesport Salt Shed
[DRAFT - B-L 27 of 2024 - Purchase property for Wilkesport Salt Shed](#)
- 9.2. By-Law 28 of 2024 - ZBLA - 2049 Courtright Line - Eves
[DRAFT B-L 28 of 2024 - ZBLA - 2049 Courtright Line - Eves](#)
- 9.3. By-Law 29 of 2024 - To stop up and close a portion of the road at 3113 St Clair Parkway
[DRAFT B-L 29 of 2024 - To Stop up and Close a portion of the road at 3113 St. Clair Parkway](#)
- 9.4. By-Law 30 of 2024 - Deeming By-law - 379 & 378 Lyndoch Street - FCPCJC Limited
[DRAFT B-L 30 of 2024 - Deeming By-law - 379 & 381 Lyndoch Street - FCPCJC Limited](#)
- 9.5. By-Law 31 of 2024 - Levy Taxes for 2024
[DRAFT B-L 31 of 2024 - Levy taxes for 2024](#)

10. COUNCILLORS' REPORTS

11. UPCOMING MEETINGS

- 11.1. Regular Meeting - Session 11 - June 17, 2024, 6:00 p.m.
- 11.2. Regular Meeting - Session 12 - July 15, 2024, 3:00 p.m.
- 11.3. Regular Meeting - Session 13 - August 12, 2024, 3:00 p.m.

12. IN CAMERA SESSION

- 12.1. Section 239(2)(a) to discuss the security of a Township building
- 12.2. Section 239(2)(a) to discuss the cyber security of the Township
- 12.3. Section 239(2)(k) to consider negotiations for a potential public service

13. ADJOURNMENT



MINUTES

Regular Council Meeting

3:00 PM - Monday, June 3, 2024
Council Chambers

The Regular Council of the Township of St. Clair was called to order on Monday, June 3, 2024, at 3:00 PM, in the Council Chambers, with the following members present:

PRESENT: Councillor Brad Langstaff, Councillor Cathy Langis, Mayor Jeff Agar, Councillor Pat Brown, Deputy Mayor Steve Miller, CAO John Rodey, and Clerk Jeff Baranek

EXCUSED: Councillor Bill Myers and Councillor Holly Foster

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.

3. DECLARATION OF PECUNIARY INTEREST

3.1 None to declare.

4. ADOPTION OF MINUTES

4.1 Council Meeting Minutes - May 21, 2024

Motion 1

Cathy Langis made a motion - Be it resolved that the minutes of the regular council meeting held on May 21, 2024 be received and approved.

Pat Brown seconded the motion. CARRIED.

4.2 Minutes of Township Committees

Motion 2

Steve Miller made a motion - Be it resolved that the minutes of the following committees be accepted and approved.

-Committee of Adjustment Minutes March 27 and April 30, 2024

-Moore Museum Minutes and Reports May, 2024

Cathy Langis seconded the motion. CARRIED.

5. DELEGATIONS/PRESENTATIONS

5.1 3:10 pm - Rezoning - 2049 Courtright Line - Eves

At the appointed time of 3:10 p.m., Mayor Agar declared open a public meeting to consider an application for rezoning at the property known as 2049 Courtright Line.

Senior Planner Ian MacDougall summarized his report. This application satisfies a condition of Consent imposed by the Committee of Adjustment as part of application B16/20. That application created a new rural residential lot to dispose of a surplus farm dwelling.

In order to comply with the Provincial Policy Statement, lots created to dispose of a surplus farm dwelling shall be paired with a provision to protect the remnant parcel for agricultural purposes by prohibiting a dwelling - that is what this application seeks to comply with.

Seeing nobody wishing to speak in favour or against this application, and seeing no further questions of Council, Mayor Agar declared the public meeting closed and asked for any forthcoming motions.

Motion 3

Brad Langstaff made a motion - Be it resolved that Zoning Bylaw Amendment application R1/24 for the property known as 2049 Courtright Line be supported and that corresponding By-law 28 of 2024 be considered for approval. Steve Miller seconded the motion. CARRIED.

5.2 3:20 pm - Court of Revision - McDonald Andrews Drain

At the appointed time of 3:20 p.m., Mayor Agar declared open the Court of Revision to hear appeals of assessment for the McDonald Andrews Drain.

This is the second Court of Revision for this drain as during the first session a property was removed from the watershed, a property was reduced as recommended by the Engineer, and an appeal was heard and a motion was passed to reduce Mr. Eyre's assessment and add same to the road authority - which was the County of Lambton.

Clerk Jeff Baranek, and Engineer Mike DeVos of Spriet Engineering both confirmed they did not receive any appeals for the second sitting of this Court.

Mayor Agar asked anyone in attendance if they wished to submit an appeal.

Doug Maitland, of property 010-157, advised the Court that neither his surface nor subsurface water gets to this municipal drain. Mr. DeVos advised the court that his subsurface water has been removed for this report, and noted his surface water has been reduced from the typical 50% to 35% noting some surface water will still use this drain. Mr. DeVos recommended no change to Mr. Maitland's proposed assessment.

Art Eyre, of property 010-160, addressed the Court noting he was aware this court was to hear submissions upon the assessments, not the design, but wanted his objection to the design to be made known anyway. In his view, the drain should go around his property entirely and he feels its existence will have no benefit to his farm as there is private workings existing today that work properly. Mr. DeVos advised the Court that other options were considered at the time of the Consideration Meeting, but the option that avoids the Eyre property is considerably more expensive given the distance it will need to travel, and the required depth in that location. Mr. DeVos did note it was not too late to have the engineer reconsider other options by motion.

Seeing no other submissions from those in attendance, and seeing no other questions from the Court, Mayor Agar declared the hearing closed and asked for any forthcoming motions.

Motion 4

Brad Langstaff made a motion - Be it resolved that the Engineer be directed to consider alternative drain designs including one to use the perimeter of property 010-160 and host another meeting of consideration. Pat Brown seconded the motion. CARRIED.

5.3 3:30 pm - Don Kerswell - Traffic Safety Concerns

At the appointed time of 3:30 p.m., Mayor Agar welcomed Don Kerswell to present his traffic safety concerns.

Mr. Kerswell summarized his concerns that he had previously submitted and asked Council to consider the following:

1. Limiting parking on the south end of Murray Street to only one side of the road; and
2. Restricting parking on the north end of Albert Boulevard at Cameron Street during Cameron Street School drop off and pick-up times.

Councillor Langstaff asked that the Township have their enforcement officer patrol the area during these times; and Councillor Langis asked that staff contact the school to have them alert of the parents of increased enforcement.

Motion 5

Steve Miller made a motion - Be it resolved that the staff concerns raised by Mr. Kerswell be referred to staff for an investigative report. Pat Brown seconded the motion. CARRIED.

6. CORRESPONDENCE ITEMS

6.1 Channel Cats Fastball Team - Sponsorship Request

Motion 6

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

- 6.1 - Channel Cats Fastball Team - Sponsorship Request
 - 6.2 - Optimists of Sombra Car Show - Request for Brander Park Rental fees and Washrooms
 - 6.3 - Rural Transit Solutions Fund Letter of Support
- Brad Langstaff seconded the motion. CARRIED.

Motion 7

Brad Langstaff made a motion Be it resolved thatthe Township donate \$250 towards the Wilkesport Channelcats Girls Fastball U19 team for the 2024 season. Cathy Langis seconded the motion. CARRIED.

6.2 Optimists of Sombra Car Show - Request for Brander Park Rental Fees and Washrooms

Motion 8

Brad Langstaff made a motion - Be it resolved that a grant equivalent to the full cost to rent Brander Park, and 6 portable washrooms be issued to the Optimist Club of Sombra to help facilitate the Annual Car Show on Saturday June 15, 2024. Cathy Langis seconded the motion. CARRIED.

6.3 Rural Transit Solutions Fund Letter of Support

Motion 9

Steve Miller made a motion - Be it resolved that the County of Lambton's request for a letter of support for their funding application under the Federal Rural Transit Solutions Fund be endorsed and that the letter be executed. Brad Langstaff seconded the motion. CARRIED.

7. INFORMATION ITEMS

7.1 Building Permit Comparison 2024-2023

7.2 Lambton Seniors' Advisory Committee - Minutes - March 26, 2024

Motion 10

Cathy Langis made a motion - Be it resolved the following items be received as information:

7.1 Building Permit Comparison 2024-2023

7.2 Lambton Seniors' Advisory Committee - Minutes - March 26, 2024

Brad Langstaff seconded the motion. CARRIED.

8. REPORTS OF COMMITTEES AND STAFF

8.1 Deputy Clerk/Coordinator of Planning Report - Deeming By-law Request

Motion 11

Steve Miller made a motion - That the report by Carlie McClemens, Deputy Clerk/Coordinator of Planning, dated May 26, 2024 be received as information and that By-law 30 of 2024 to deem Lots 367 & 368, Plan 413, be considered for approval.

Cathy Langis seconded the motion. CARRIED.

8.2 Deputy Clerk/Coordinator of Planning Report - Extension of Draft Plan Approval - Babys Point Subdivision

Motion 12

Brad Langstaff made a motion Be it resolved that the report by Carlie McClemens, Deputy Clerk/Coordinator of Planning, dated May 28, 2024 be received as information and that a one-year extension of Draft Plan Approval to the Baby's Point Subdivision (Application File 38T-11004), Part Lot E, Concession 5, St Clair Township, be approved.

Steve Miller seconded the motion. CARRIED.

8.3 Treasurer Report - Vendor Invoices & CIBC VISA Charges

Motion 13

Pat Brown made a motion - Be it resolved that the following vendor invoices be approved for the period of April 28, 2024, to May 25, 2024, totaling \$2,584,189.97; along with RBC Visa charges for the period April 16, 2024, to May 15, 2024, totaling \$59,495.17.

Steve Miller seconded the motion. CARRIED.

8.4 Senior Tax Clerk Report - Taxation Write Offs

Motion 14

Cathy Langis made a motion - Be it resolved that the Taxation Write Offs Report as submitted by Senior Tax Clerk Debbie Churchill be received and in accordance with the provisions of Sections 357 and 358 of the Municipal Act, staff be authorized to write off property taxes for the year of 2023 as identified in "Appendix A". Brad Langstaff seconded the motion. CARRIED.

8.5 Director of Emergency Services/Fire Chief Report - 2025 Fire Tanker Replacement

Motion 15

Cathy Langis made a motion - Be it resolved that the 2025 Fire Tanker Replacement Report submitted by Richard Boyes, Director of Emergency Services/Fire Chief, be received as information and that the purchase of two 2025 Fire Tankers from Dependable Emergency Vehicles at a cost of \$786,144.00 each, be approved.

Pat Brown seconded the motion. CARRIED.

8.6 Director of Emergency Services/Fire Chief Report - Community Risk Assessment

Motion 16

Cathy Langis made a motion - Be it resolved that the Community Risk Assessment report submitted by Richard Boyes, Director of Emergency Services/Fire Chief, be received as information.

Brad Langstaff seconded the motion. CARRIED.

8.7 Director of Emergency Services/Fire Chief Report - Monthly Report

Motion 17

Steve Miller made a motion - Be it resolved that the monthly Emergency Services report submitted by Director of Emergency Services/Fire Chief Richard Boyes be received as information.

Pat Brown seconded the motion. CARRIED.

9. BY-LAWS

9.1 By-Law 27 of 2024 - Purchase property for Wilkesport Salt Shed

9.2 By-Law 28 of 2024 - ZBLA - 2049 Courtright Line - Eves

9.3 By-Law 29 of 2024 - To stop up and close a portion of the road at 3113 St Clair Parkway

9.4 By-Law 30 of 2024 - Deeming By-law - 379 & 378 Lyndoch Street - FCPCJC Limited

9.5 By-Law 31 of 2024 - Levy Taxes for 2024

Motion 18

Cathy Langis made a motion - Be it resolved that the following by-laws receive all three readings and be thereby passed and that the Mayor and Clerk be authorized to execute the by-laws and any agreements thereto:

9.1 - By-Law 27 of 2024 - Purchase property for Wilkesport Salt Shed

9.2 - By-Law 28 of 2024 - ZBLA - 2049 Courtright Line - Eves

9.3 - By-Law 29 of 2024 - To stop up and close a portion of the road at 3113 St Clair Parkway

9.4 - By-Law 30 of 2024 - Deeming By-Law - 379 & 378 Lyndoch Street - FCPCJC Limited

9.5 - By-Law 31 of 2024 - Levy Taxes for 2024

Brad Langstaff seconded the motion. CARRIED.

10. COUNCILLORS' REPORTS

COUNCILLOR BROWN

Councillor Brown attended the Emergency Services Meeting; and fielded many concerns related to long grass and weeds. Councillor Brown encouraged all residents to be good neighbours and maintain your properties.

Councillor Brown asked staff to contact Dollarama in Corunna and ask them to install garbage cans, and to maintain their property, including the trimming of shrubs.

Councillor Brown closed his report by asking staff to try to street-sweep the islands at the intersection of Hill and Lyndoch in advance of this weekend's Fireman Field Days event.

COUNCILLOR LANGIS

Councillor Langis attended the Emergency Services Meeting; and noted the newly installed "Stop Sign Ahead" sign on Moore Line at Brigden Road is covered by a tree limb.

Councillor Langis closed her report by emphasizing the importance to properly acknowledge the achievements of local Olympic Gold Medalist Derek Drouin by placing a permanent sign on the Corunna signs.

Motion 19

Cathy Langis made a motion - Be it resolved that staff be directed to consider sign options to be installed on the Corunna welcome signs to recognize the home of Olympic Gold and Silver Medalist Derek Drouin.
Pat Brown seconded the motion. CARRIED.

COUNCILLOR LANGSTAFF

Councillor Langstaff asked staff to ensure that Cogeco pays for any damage done to road side tiles as part of the fibre installation project along Lasalle. Councillor Langstaff also asked staff to ensure Mike Devos was assessing road crossings appropriately given how costly they are to install/maintain.

Motion 20

Brad Langstaff made a motion - Be it resolved that staff be directed to update the Dog bylaw, specifically as it pertains to enforcement after dog bites, and that it be brought back for consideration.
Cathy Langis seconded the motion. CARRIED.

DEPUTY MAYOR MILLER

Deputy Mayor Miller attended the Emergency Services Meeting; the Committee of Adjustment meeting; and Safety Awareness Day at Brander Park.

Deputy Mayor Miller was made aware by staff that the work in Seger Park is set to begin at the end of June and asked that staff contact the contractor for SCRCA to see if they can cut the weeds inside the construction fence.

MAYOR AGAR

Mayor Agar attended the Emergency Services meeting; the LAWSS meeting; Safety Awareness Day in Brander Park and the Lambton Historical Society meeting. thanking Teri Weeke for her efforts to ensure the meeting was professionally hosted at the Township Civic Centre. Township Rep Bill Moran facilitated a very informative presentation on passenger ships on the St. Clair River.

Mayor Agar asked staff to consider relocating the Sombra sign on the Parkway to a location less obtrusive to the abutting property owner; and asked that Council start to consider the inclusion of a full-time IT officer to be under the employ of the Township.

11. UPCOMING MEETINGS

- 11.1 Regular Meeting - Session 11 - June 17, 2024, 6:00 p.m.
- 11.2 Regular Meeting - Session 12 - July 15, 2024, 3:00 p.m.
- 11.3 Regular Meeting - Session 13 - August 12, 2024, 3:00 p.m.

12. IN CAMERA SESSION

- 12.1 Section 239(2)(a) to discuss the security of a Township building
- 12.2 Section 239(2)(a) to discuss the cyber security of the Township
- 12.3 Section 239(2)(k) to consider negotiations for a potential public service
- 12.4 Section 239(2)(k) to discuss ongoing relations with Township contractor

Motion 21

Brad Langstaff made a motion -Be it resolved that the meeting enter an in-camera session to consider the following:

- 12.1 Section 239(2)(a) to discuss the security of a Township Building
 - 12.2 Section 239(2)(a) to discuss the cyber security of the Township
 - 12.3 Section 239(2)(k) to consider negotiations for a potential public service
 - 12.4 Section 239(2)(k) to discuss ongoing relations with Township contractor
- Steve Miller seconded the motion. CARRIED.

RISE AND REPORT


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

13. ADJOURNMENT

- 13.1 The meeting was adjourned at 5:00 pm

Motion 22

Brad Langstaff made a motion - Be it resolved that the meeting do hereby adjourn. Cathy Langis seconded the motion. CARRIED.

Mayor - Jeff Agar 

Clerk - Jeff Baranek 

