



# Township of St. Clair

## Minutes

Regular Council Meeting

Tuesday, September 3, 2024 @ 3:00 PM

Council Chambers

### 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

### 4. ADOPTION OF MINUTES

#### 4.1. Minutes of Council Meetings

[DRAFT - Regular Council - 12 August 2024 - Minutes](#)

[DRAFT - Special Meeting - 22 August 2024 - Minutes](#)

#### 4.2. Minutes of Township Committees

[Heritage St Clair - Minutes June 19 2024](#)

### 5. DELEGATIONS/PRESENTATIONS

#### 5.1. 3:10 pm - Tracey Manchester - Small Business Coalition

[Small Business Coalition](#)

### 6. CORRESPONDENCE ITEMS

#### 6.1. Brigden Fair - Advertising Opportunity

[Brigden Fair Book - Advertising Opportunity](#)

#### 6.2. Request for amendments to Trailer Parking Bylaw 33 of 2017

[Amend Bylaw 33 of 2017 Request](#)

#### 6.3. Darren Turner Memorial Tournament - CAP Rental Waiving Request

[Darren Turner Memorial Tournament - CAP Rental Waiving Request](#)

- 6.4. McDonald Park Pavilion Request  
[Pavilion at McDonald Baseball Park](#)
- 6.5. Port Lambton Crosswalk Request  
[Port Lambton Crosswalk](#)
- 6.6. Royal Canadian Legion Yearbook - Sponsorship Request  
[Royal Canadian Legion Yearbook - Sponsorship Request](#)

## **7. INFORMATION ITEMS**

- 7.1. Building Permit Comparison - July 2024  
[Building Permit Comparison July 2024](#)
- 7.2. Lambton Group Police Services Board Report - May/June 2024  
[LGPSB REPORT - MAY JUNE 2024](#)
- 7.3. Enbridge Gas 2025 Waubuno Well Drilling Project  
[Enbridge Gas 2025 Waubuno Well Drilling Project - Notice of Study Commencement & Public Information Session](#)

## **8. REPORTS OF COMMITTEES AND STAFF**

- 8.1. [Clerk Report - Parks \(Encampment\) By-law](#)  
[Clerk Report - Parks \(Encampment\) By-law](#)
- 8.2. [Treasurer Report - Vendor Invoices & CIBC VISA Charges](#)  
[Vendor Invoices and CIBC VISA Charges](#)
- 8.3. [Treasurer Report - Financial Statements - January to July 2024](#)  
[Financial Statements](#)
- 8.4. [Director of Emergency Services / Fire Chief Report - Fire Council Report Sept 3 2024 - Fire Council Report](#)
- 8.5. [Director of Public Works Report - Delivery Model Analysis & Market Sounding](#)  
[Director Public Works - Delivery Model Analysis & Market Sounding w attachment](#)
- 8.6. [Coordinator of Operations Public Works Report - June and July Water/Wastewater Report](#)  
[June and July Water Wastewater Operations Report](#)

## **9. BY-LAWS**

- 9.1. By-Law 32 of 2024 - Public Parks By-Law  
[OPTION A - DRAFT B-L 32 of 2024 - Public Parks By-law](#)  
[OPTION B - DRAFT B-L 32 of 2024 - Public Parks By-law](#)
- 9.2. By-Law 42 of 2024 - Agreement - Aamjiwnaang Drain Maintenance  
[DRAFT B-L 42 of 2024 - Agreement - Aamjiwnaang Drain Maintenance with Schedule](#)
- 9.3. By-Law 43 of 2024 - Confirming By-Law  
[DRAFT B-L 43 of 2024 - Confirming Bylaw](#)

## **10. COUNCILLORS' REPORTS**

## **11. UPCOMING MEETINGS**

- 11.1. Regular Meeting - Session 15 - Monday September 16, 2024 at 6:00 pm
- 11.2. Regular Meeting - Session 16 - Monday October 7, 2024 at 3:00 pm
- 11.3. Regular Meeting - Session 17 - Monday October 21, 2024 at 6:00 pm

## **12. IN CAMERA SESSION**

- 12.1. Section 239(2)(a) to discuss the security of a Township building
- 12.2. Section 239(2)(c) to discuss a potential disposition of land
- 12.3. Section 239(2)(c) to discuss an offer to purchase Township land

## **13. ADJOURNMENT**



# MINUTES

## Regular Council Meeting

3:00 PM - Tuesday, September 3, 2024  
Council Chambers

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

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

**ATTENDED VIRTUALLY:** 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

### 4. ADOPTION OF MINUTES

#### 4.1 Minutes of Council Meetings

##### Motion 1

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

- Regular Council – August 12, 2024
  - Special Meeting – August 22, 2024
- Cathy Langis 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:

- Heritage St Clair – Minutes – June 19 2024
- Pat Brown seconded the motion. CARRIED.

### 5. DELEGATIONS/PRESENTATIONS

#### 5.1 3:10 pm - Tracey Manchester - Small Business Coalition

At the appointed time of 3:10 p.m., Mayor Agar welcomed Tracey Manchester, the owner of Dynamic Grafix located at 176 Hill Street, Corunna, to make her presentation.

Mrs. Manchester would like to initiate a congregation of local business owners, both large and small, who can support each other and improve the commercial landscape in Corunna. In addition to Dynamic Grafix, two other local businesses have agreed to join the coalition, and the recruitment is only in its early stages; further, Mrs. Manchester reported the OPP are in support of the idea.

There is no scope for the role for the coalition at this time, but the plan would be to meet quarterly to draw attention to issues and endorse local programs. Once developed, the group will approach Council to determine a potential role for the Township.

Councillor Langis asked if it would be the intention of the group to focus solely on Corunna, or if it would have a Township wide scope, suggesting the initiative would be best served with a Township wide view. Mrs. Manchester agreed, but stated the group would be aimed at Corunna initially, and would look to expand the scope once its up and running.

After a robust discussion, aimed mainly at development of the scope and role of the proposed coalition, Mayor Agar thanked Mrs. Manchester for her presentation and noted the concept sounds like a desirable asset for the community. Mayor Agar asked her to present the scope of the group once it's designed and they will consider a potential role for the Township at that time.

## **6. CORRESPONDENCE ITEMS**

### **6.1 Brigden Fair - Advertising Opportunity**

#### **Motion 3**

Brad Langstaff made a motion - Be it resolved that the following items of correspondence be accepted as per Council's direction:

- 6.1 - Brigden Fair advertising opportunity
  - 6.2 - Request for amendments to Trailer Parking By-Law 33 of 2017
  - 6.3 - Darren Turner Memorial Tournament - CAP Rental Waiving Request
  - 6.4 - McDonald Park Pavilion Request
  - 6.5 - Port Lambton Crosswalk Request
  - 6.6 - Royal Canadian Legion Yearbook - Sponsorship Request Pat Brown
- seconded the motion. CARRIED.

#### **Motion 4**

Pat Brown made a motion - Be it resolved that the Township secure a 1/3 page advertisement for the Brigden Fair program in support of the 2024 Brigden Fair. Brad Langstaff seconded the motion. CARRIED.

### **6.2 Request for amendments to Trailer Parking Bylaw 33 of 2017**

#### **Motion 5**

Steve Miller made a motion - Be it resolved that the request to amend By-law 33 of 2017 to provide more leniency for parking of trailers and boats be denied. Cathy Langis seconded the motion. CARRIED. 4-3 (for: Cathy Langis, Pat Brown, Steve Miller, Jeff Agar) (opposed: Bill Myers, Brad Langstaff, and Holly Foster).

### **6.3 Darren Turner Memorial Tournament - CAP Rental Waiving Request**

### **Motion 6**

Pat Brown made a motion - Be it resolved that a grant in the amount equivalent to the full cost to rent all four baseball diamonds at CAP Park on September 28, 2024 be issued to Corunna Minor Athletic Association to help facilitate the Darren Turner Memorial Tournament. Bill Myers seconded the motion. CARRIED.

#### **6.4 McDonald Park Pavilion Request**

### **Motion 7**

Steve Miller made a motion - Be it resolved that staff be directed to consult with the Port Lambton Athletic Group and get prices for consideration to install a concrete floor in the pavilion at McDonald Park in Port Lambton for the 2025 Capital Budget considerations. Brad Langstaff seconded the motion. CARRIED.

#### **6.5 Port Lambton Crosswalk Request**

### **Motion 8**

Pat Brown made a motion - Be it resolved that staff be directed to seek pricing for consideration to install a proper pedestrian crosswalk at Riverview Public School for 2025 Capital Budget deliberations. Steve Miller seconded the motion. CARRIED.

#### **6.6 Royal Canadian Legion Yearbook - Sponsorship Request**

### **Motion 9**

Pat Brown made a motion - Be it resolved that the Royal Canadian Legion Yearbook sponsorship request be received and filed. Bill Myers seconded the motion. CARRIED.

## **7. INFORMATION ITEMS**

7.1 Building Permit Comparison - July 2024

7.2 Lambton Group Police Services Board Report - May/June 2024

7.3 Enbridge Gas 2025 Waubuno Well Drilling Project

### **Motion 10**

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

7.1 - Building Permit Comparison - July 2024

7.2 - Lambton Group Police Services Board Report - May/June 2024

7.3 - Enbridge Gas 2025 Waubuno Well Drilling Project

Brad Langstaff seconded the motion. CARRIED.

## **8. REPORTS OF COMMITTEES AND STAFF**

8.1 Clerk Report - Parks (Encampment) By-law

### **Motion 11**

Pat Brown made a motion - Be it resolved that the Parks (Encampment) and Draft By-law 32 of 2024 report submitted by Clerk Jeff Baranek be received as information. Cathy Langis seconded the motion. CARRIED.

### **Motion 12**

Holly Foster made a motion - Be it resolved that Option B of Draft By-law 32 of 2024, relying on prescribed setbacks but not prohibiting specific parks by name, be read three times and be formally passed, subject to the inclusion of a

900m setback for all Homeless Encampments from any building. Brad Langstaff seconded the motion. CARRIED.

**8.2** Treasurer Report - Vendor Invoices & CIBC VISA Charges

**Motion 13**

Bill Myers made a motion - Be it resolved that the following Vendor Invoices report submitted by Treasurer George Lozon be received and the included invoices be approved for the period of August 4, 2024, to August 24, 2024, totaling \$1,610,840.26; along with RBC Visa charges for the period July 16, 2024, to August 15, 2024, totaling \$42,678.38. Steve Miller seconded the motion. CARRIED.

**8.3** Treasurer Report - Financial Statements - January to July 2024

**Motion 14**

Cathy Langis made a motion - Be it resolved that the Financial Statements report submitted by Treasurer George Lozon for the statements dated January to July 2024 be received as information. Pat Brown seconded the motion. CARRIED.

**8.4** Director of Emergency Services / Fire Chief Report - Fire Council Report

**Motion 15**

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

**8.5** Director of Public Works Report - Delivery Model Analysis & Market Sounding

**Motion 16**

Steve Miller made a motion - Be it resolved that the Delivery Model Analysis & Market Sounding report submitted by Director of Public Works, Brian Black, be received as information and that the Township Procurement Policy be waived and the proposal submitted by Colliers for the completion of Delivery Model & Market Sounding Analysis as part of the tendering preparation for the Courtright Wastewater Treatment Plant Expansion at a cost of \$59,330.00 plus HST be approved. Pat Brown seconded the motion. CARRIED.

**8.6** Coordinator of Operations Public Works Report - June and July Water/Wastewater Report

**Motion 17**

Cathy Langis made a motion - Be it resolved that the June and July Operations, Water/Wastewater report submitted by the Coordinator of Operations Public Works, Chris Westbrook be received as information. Brad Langstaff seconded the motion. CARRIED.

**9. BY-LAWS**

**9.1** By-Law 32 of 2024 - Public Parks By-Law

**9.2** By-Law 42 of 2024 - Agreement - Aamjiwnaang Drain Maintenance

**9.3** By-Law 43 of 2024 - Confirming By-Law

**Motion 18**

Bill Myers 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 32 of 2024 – Public Parks By-Law - Option B with a 900 metre setback for homeless encampments from all buildings as per Motion 12

9.2 - By-Law 42 of 2024 - Agreement - Aamjiwnaang Drain Maintenance  
9.3 - By-Law 43 of 2024 – Confirming By-Law  
Steve Miller seconded the motion. CARRIED.

## **10. COUNCILLORS' REPORTS**

### **COUNCILLOR BROWN**

Councillor Brown thanked Council and Staff for the get-well wishes and gift basket sent during his extended BlueWater Health Hospital stay. He noted it was a long period to be laid up in hospital.

Councillor Brown attended the Provincial funding announcement by MPP Bob Bailey for the WWTP expansion in Courtright and lauded those involved for their good work in securing funding for this much needed project.

Councillor Brown closed his report by asking that staff look at the ground hole at base of concrete sonotube at Colborne & Hill St. Pedestrian crossing and fill it in to avoid potential injury, as apparently children have been stepping in hole when activating the crossing lights; and he asked staff to replace two burnt out bulbs at the clocktower in Corunna.

### **COUNCILLOR FOSTER**

Councillor Foster attended the AMO Conference in Ottawa and sought clarification from staff as to the regulations for the storage of boats and trailers in private laneways according to By-law 33 of 2017. Councillor Foster noted there are still some drivers ignoring the lights at the pedestrian crossing at Hill and Colborne Streets in Corunna; she asked staff to consider improvements to ensure drivers are cooperating by stopping at the crossing.

### **COUNCILLOR LANGIS**

Councillor Langis attended the Emergency Services meeting and Cal Cornish's retirement thanking him for his dedicated service to the Township throughout his career; she also thanked staff for their tree-trimming efforts in Mooretown and along Moore Line.

Councillor Langis raised a potential revenue source noting that minor baseball and soccer organizations currently do not charge for the rental of the diamonds or pitches and presented two motions.

#### **Motion 19**

Cathy Langis made a motion - Be it resolved that staff be directed to apply to the Community Sport and Recreation Infrastructure Fund (CSRIF) for upcoming prioritized projects. Bill Myers seconded the motion. CARRIED.

#### **Motion 20**

Cathy Langis made a motion - Be it resolved that staff be directed to produce a report showing potential revenues produced by charging local minor baseball and soccer programs for their use of respected facilities. Brad Langstaff seconded the motion. CARRIED.

### **COUNCILLOR LANGSTAFF**

Councillor Langstaff reported the Lambton Grain Farmers are lobbying for improved cell signal strength to ensure safety for operators on all properties across Ontario.

### **COUNCILLOR MYERS**

Councillor Myers had nothing to report.



## **DEPUTY MAYOR MILLER**

Deputy Mayor Miller attended the funding announcement at the Courtright WWTP; the special meeting of Council; and the Committee of Adjustment meeting. Deputy Mayor Miller asked staff to look at trimming the weeds in the ditch along Smith Line west of St. Clair Parkway.

## **MAYOR AGAR**

Mayor Agar hoped everyone had a wonderful Labour Day weekend, and thanked all the union and non-union workers who call St. Clair Township their home. Mayor Agar wished good luck to all the seasonal staff and students who are returning to school for another year.

Mayor Agar attended the AMO Conference where he met with Minister Surma to thank her for the funding commitment for the WWTP.

Mayor Agar encouraged anyone wishing to comment on stories posted to Social Media to contact him directly. He thanked those who share a passion for what goes

on within the Township but warned that a high percentage of what is posted is not based on fact. Mayor Agar offered to share the accurate information to ensure accountability and transparency.

Mayor Agar toured a "small house" while in Ottawa at the AMO Conference where a sea can was converted into a tiny home, and he reported he is going to ask the County to look into similar designs for affordable housing in the future.

## **11. UPCOMING MEETINGS**

- 11.1 Regular Meeting - Session 15 - Monday September 16, 2024 at 6:00 pm
- 11.2 Regular Meeting - Session 16 - Monday October 7, 2024 at 3:00 pm
- 11.3 Regular Meeting - Session 17 - Monday October 21, 2024 at 6:00 pm

## **12. IN CAMERA SESSION**

- 12.1 Section 239(2)(a) to discuss the security of a Township building

### **Motion 21**

Pat Brown 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)(c) to discuss a potential disposition of land
  - 12.3 - Section 239(2)(c) to discuss an offer to purchase Township land Bill Myers seconded the motion. CARRIED.
- 12.2 Section 239(2)(c) to discuss a potential disposition of land
  - 12.3 Section 239(2)(c) to discuss an offer to purchase Township land

## **RISE AND REPORT**

### **Motion 22**

Bill Myers made a motion

Be it resolved that Parts 4, 5 and 6 of Registered Plan 2024-083 as drafted by Total Tech Surveying Inc. be declared surplus to the needs of the Township. Steve Miller seconded the motion. CARRIED.

**13. ADJOURNMENT**

13.1 The meeting was adjourned at 4:40 pm.

**Motion 23**

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

