



Township of St. Clair

Minutes

Regular Council Meeting

Monday, October 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 - October 7, 2024

[DRAFT - Regular Council - 7 October 2024 - Minutes](#)

4.2. Minutes of Township Committees:

[Heritage St Clair - Minutes September 18, 2024](#)

5. DELEGATIONS/PRESENTATIONS

5.1. 6:10 pm - Rezoning Application - 520 Pointe Line

[Public Meeting Agenda ZBLA 520 Pointe Line](#)

5.2. 6:20 pm - Lambton Seniors Advisory Committee - Matthew Butler

[Lambton Seniors Advisory Committee](#)

5.3. 6:30 pm - Sombra Sports and Recreation - Three Proposed Initiatives - Todd Sharpless

[Sombra Sports Recreation - Three Proposed Initiatives](#)

6. CORRESPONDENCE ITEMS

6.1. Request to Purchase Alley - St James Street, Mooretown

[Request to Purchase Alley - St. James Street, Mooretown](#)

7. INFORMATION ITEMS

7.1. St Clair Region Conservation Authority - Conservation Lands Strategy 2024

[St Clair Region Conservation Authority - Conservation Lands Strategy 2024](#)

7.2. St Clair Region Conservation Authority - Meeting Highlights - June & September

[St Clair Region Conservation Authority - Meeting Highlights June & September](#)

7.3. Thames Sydenham and Region Drinking Water Source Protection Committee Nomination

[T-S Region Source Water Protection Committee](#)

8. REPORTS OF COMMITTEES AND STAFF

- 8.1. [Coordinator of Engineering Report - Bentpath Line Watermain Looping Bentpath Line Watermain Looping](#)

9. BY-LAWS

- 9.1. By-Law 47 of 2024 - Lease Agreement - Sombra Gravel Dock - Southwest Sales
[DRAFT B-L 47 of 2024 - Lease Agreement - Sombra Gravel Dock - Southwest Sales](#)
- 9.2. By-Law 48 of 2024 - ZBLA - 520 Pointe Line
[DRAFT B-L 48 of 2024 - ZBLA - 520 Pointe Line](#)
- 9.3. By-Law 49 of 2024 - Winter Maintenance Agreement - County of Lambton
[DRAFT B-L 49 of 2024 - Winter Maintenance Agreement - County of Lambton](#)

10. COUNCILLORS' REPORTS

11. NOTICES OF MOTION

11.1. Councillor Pat Brown

That the open ditch along north side of Hill Street behind the new homes East of Brooktree be filled in by installing a drainpipe and grading the ditch, and that it be included in the 2025 Capital Budget.

12. UPCOMING MEETINGS

- 12.1. Regular Meeting - Session 18 - Monday, November 4, 2024, 3:00p.m.
- 12.2. Regular Meeting - Session 19 - Monday, November 18, 2024, 6:00p.m.
- 12.3. Regular Meeting - Session 20 - Monday December 2, 2024, 3:00p.m.

13. IN CAMERA SESSION

- 13.1. Section 239(2)(f) to receive advice from the Township Solicitor
- 13.2. Section 239(2)(b) to discuss a personnel item about a Township employee
- 13.3. Section 239(2)(k) to discuss negotiations with a local professional office

14. ADJOURNMENT



MINUTES

Regular Council Meeting

6:00 PM - Monday, October 21, 2024
Council Chambers

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

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

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 Councillor Langstaff declared a Conflict of Interest on item 8.1 as he has land that fronts onto Bentpath Line in that location.

4. ADOPTION OF MINUTES

4.1 Council Meeting Minutes - October 7, 2024

Motion 1

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

Council Meeting Minutes – October 7, 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 September 18, 2024
Brad Langstaff seconded the motion. CARRIED.

5. DELEGATIONS/PRESENTATIONS

5.1 6:10 pm - Rezoning Application R2/2024 - 520 Pointe Line

Senior Planner Ian MacDougall summarized his report dated October 7, 2024 advising rezoning application R2-24 is the result of a condition of severance B6/2024 which created a new lot to dispose of a surplus farm dwelling at 520 Pointe Line. This corresponding re-zoning would prohibit a dwelling on the retained parcel while acknowledging the undersized rural residential parcel for the new lot.

Mr. MacDougall reported the subject parcel is slightly undersized, but that was due to the widening of Highway 40 and the Township Official Plan excuses lots that are now smaller than prescribed size for this purpose.

Mr. MacDougall did not see any planning concerns with the proposal and recommended the application for approval.

Township Clerk Jeff Baranek reported the Township did not receive any written comments, and nobody in attendance wished to speak in favour or in opposition to the application. 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 R2/2024 to satisfy a condition of Consent B6/2024 be approved and that corresponding bylaw 48 of 2024 be given all three readings and be thereby passed. Bill Myers seconded the motion. CARRIED.

5.2 6:20 pm - Lambton Seniors Advisory Committee - Bill Weber

On behalf of the Lambton Seniors Advisory Committee, Chairman Bill Weber made a presentation educating Township residents on the mandate for the committee. The Senior's Advisory Committee (SAC) was initiated during COVID, but only began meeting in 2023. Currently there is no budget for their operation. The SAC is comprised of one member from each municipality within the County of Lambton. According to Mr. Weber, the main premise SAC operates under is that all seniors are entitled to age safely and with dignity and their functions include to as a liaison for all seniors to enrich their health and quality of life; and to solicit input on issues that affect seniors in the modern world.

Mr. Weber closed his presentation by stating three next steps for the SAC: 1. continue to support by consulting on topics that affect local seniors; 2. work towards offering annual events for the community to provide networking opportunities; 3. support requests from the SAC for input on projects that is informed by their outreach in the community.

5.3 6:30 pm - Sombra Sports and Recreation - Three Proposed Initiatives - Todd Sharpless

Representing the Sombra Sports and Recreation club, Mr. Todd Sharpless presented three initiatives that the group would like Council to consider.

Christmas Park Decoration - the SS&R would like permission to decorate Sombra Park and the community dock with Christmas decorations. For the unveiling, they would like to offer hot chocolate and have Christmas carols playing.

Roof over multi-surface pad - the multi-surface pad installed in Sombra Community Park is often used during the day and during the evenings for pickleball, hockey and other programs. The problem is the surface is very slippery and retains water. The SS&R would like to replace the surface with

something more suitable for those types of activities; but they think erecting a roof over the facility is the next logical step. Mr. Sharpless presented a quote for \$195,000 for the installation of a roof over the facility and asked that Council consider a 50-50 cost share for the facility and that it be included in the 2025 capital budget deliberations.

Hard Surfacing of Smith Street - the SS&R committee is asking Council to improve Smith Street from Duke Street through the parking for the park and that it be considered for the 2025 Capital Budget deliberations. Visitors to the park continue to have accessibility issues including people using handicap parking spaces so paving the entrance to the park would allow them to paint surface parking lines and reserve certain barrier-free spaces.

Motion 4

Bill Myers made a motion - Be it resolved that the Sombra Sports and Recreation Club be authorized to decorate Sombra Park with Christmas decorations and host an unveiling event. Steve Miller seconded the motion. CARRIED.

Motion 5

Steve Miller made a motion - Be it resolved that a potential roof to be installed over the multi-use sports facility at Sombra Community Park be deferred to staff for logistical and costing implications and be brought back for consideration. Cathy Langis seconded the motion. CARRIED.

Motion 6

Holly Foster made a motion - Be it resolved that staff be directed to consider paving Smith Line from Duke Street east to the end of the road and that it be considered in the 2025 Capital Budget deliberations. Brad Langstaff seconded the motion. CARRIED.

6. CORRESPONDENCE ITEMS

- 6.1 Request to Purchase Alley - St James Street, Mooretown

Motion 7

Holly Foster made a motion - Be it resolved that staff be directed to initiate the Close and Convey Alley Process and report back on the percentage of interested parties. Brad Langstaff seconded the motion. CARRIED.

7. INFORMATION ITEMS

- 7.1 St Clair Region Conservation Authority - Conservation Lands Strategy 2024
7.2 St Clair Region Conservation Authority - Meeting Highlights - June & September
7.3 Thames Sydenham and Region Drinking Water Source Protection Committee Nomination

Motion 8

Bill Myers made a motion - Be it resolved the following items be received as information:

- 7.1 - St Clair Conservation Authority - Conservation Lands Strategy 2024
7.2 - St Clair Conservation Authority - Meeting Highlights - June & September
7.3 - Thames Sydenham and Region Drinking Water Source Protection Committee Nomination
Cathy Langis seconded the motion. CARRIED.

8. REPORTS OF COMMITTEES AND STAFF

8.1 Coordinator of Engineering Report - Bentpath Line Watermain Looping

Motion 9

Steve Miller made a motion - Be it resolved that the Bentpath Line Watermain Looping report submitted by Coordinator of Engineering, Andrew Malpass be received as information. Bill Myers seconded the motion. CARRIED.

Motion 10

Pat Brown made a motion - Be it resolved that the Bentpath Watermain Looping project be awarded to Clarke Construction at the cost of \$568,000 +HST; and that the project be funded 75% from the Water Reserves (covering 50% of the portion benefiting the land owners and 100% of the balance installed for looping) and 25% funded by the owners of the benefitting properties charged equally according to how many properties could potentially connect. [A recorded vote was requested] (for: Cathy Langis, Bill Myers, Pat Brown, Jeff Agar) (opposed: Holly Foster, Steve Miller)

[COUNCILLOR LANGSTAFF DECLARED A CONFLICT AND DID NOT PARTICIPATE IN THIS VOTE] Bill Myers seconded the motion. CARRIED. 4-2

9. BY-LAWS

9.1 By-Law 47 of 2024 - Lease Agreement - Sombra Gravel Dock - Southwest Sales

9.2 By-Law 48 of 2024 - ZBLA - 520 Pointe Line

9.3 By-Law 49 of 2024 - Winter Maintenance Agreement - County of Lambton

Motion 11

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 47 of 2024 - Lease Agreement - Sombra Gravel Dock - Southwest Sales

9.2 - By-Law 48 of 2024 - ZBLA - 520 Pointe Line

9.3 - By-Law 49 of 2024 - Winter Maintenance Agreement - County of Lambton
Pat Brown seconded the motion. CARRIED.

10. COUNCILLORS' REPORTS

Councillor Brown

Councillor Brown attended the BASES Emergency Response simulation held at the Civic Centre in conjunction with the Nova Moore Site; the SCRCA meeting (via Zoom); the Township Service Awards at the Parkway Golf Course and congratulates all the recipients; and attended the Brigden Fair Parade noting the weather was perfect for the large crowds it attracted.

Councillor Foster

Councillor Foster attended the Brigden Fair Charity Auction.

Councillor Langis

Councillor Langis attended the BASES Emergency Response simulation held at the Civic Centre in conjunction with the Nova Moore Site; the Brigden Fair where she volunteered; the Township Employee Service Awards; the Sombra Museum meeting; and the Lambton Sports Hall of Fame dinner where both Derek Drouin and Maggie Mullen made the Township very proud during their inductions.

Councillor Langstaff

Councillor Langstaff attended the Bridgen Fair and thanked Bill Myers for his tireless efforts in helping to put on the fair. Councillor Langstaff also thanked Mayor Agar in his expedient response to the fatal collision at the intersection of Courtright Line and Mandaumin Road calling for improved safety measures.

Councillor Myers

Councillor Myers spent significant time helping to facilitate the production of the Bridgen Fair and thanked Council for their participation throughout the weekend.

Councillor Myers congratulated Laura Vandendool on receiving a Plowing Match Scholarship Award and wished her well in her post secondary studies.

Deputy Mayor Miller

Deputy Mayor Miller attended the BASES Emergency Response simulation held at the Civic Centre in conjunction with the Nova Moore Site; the County Council meeting; the Bridgen Fair; and the Township Service Awards where he congratulated the recipients noting one person was at 40 years of service.

Mayor Agar

Mayor Agar attended the BASES Emergency Response simulation held at the Civic Centre in conjunction with the Nova Moore Site noting he was very proud to be on Council when the decisions were made to purchase the state-of-the-art equipment that was used in this exercise; the County Council meeting; the OPP Board Meeting; the Sombra Library meeting; read to local youth at the Mooretown Library; attended the Lambton Sports Hall of Fame dinner congratulating both Derek and Melissa on their induction; brought greetings at the Bridgen Fair Opening Ceremony and helped cook burgers with his wife Sue after the parade; and attended the Township Service Awards.

11. NOTICES OF MOTION

11.1 Councillor Pat Brown

That the open ditch along north side of Hill Street behind the new homes East of Brooktree be filled in by installing a drainpipe and grading the ditch, and that it be included in the 2025 Capital Budget.

Motion 12

Pat Brown made a motion - Be it resolved that the open ditch along north side of Hill Street behind the new homes East of Brooktree be filled in by installing a drainpipe and grading the ditch, and that it be included in the 2025 Capital Budget. seconded the motion. NO SECONDER - MOTION LOST

12. UPCOMING MEETINGS

12.1 Regular Meeting - Session 18 - Monday, November 4, 2024, 3:00p.m.

12.2 Regular Meeting - Session 19 - Monday, November 18, 2024, 6:00p.m.

12.3 Regular Meeting - Session 20 - Monday December 2, 2024, 3:00p.m.

13. IN CAMERA SESSION

13.1 Section 239(2)(f) to receive advice from the Township Solicitor

13.2 Section 239(2)(b) to discuss a personnel item about a Township employee

13.3 Section 239(2)(k) to discuss negotiations with a local professional office

Motion 13

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

13.1 - Section 239(2)(f) to receive advice from the Township Solicitor

13.2 - Section 239(2)(b) to discuss a personnel item about a Township Employee

13.3 - Section 239(2)(k) to discuss negotiations with a local professional office
Bill Myers seconded the motion. CARRIED.

RISE AND REPORT

Clerk Jeff Baranek noted there was nothing to Rise and Report.

14. ADJOURNMENT

14.1 The meeting was adjourned at 7:20 pm.

Motion 15

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

Mayor - Jeff Agar

Clerk - Jeff Baranek

