



Township of St. Clair

Minutes

Regular Council Meeting

Monday, November 4, 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 - 21 October 2024 - Minutes
[DRAFT - Regular Council - 21 October 2024 - Minutes](#)

4.2. Minutes of Township Committees:
[Minutes of the Sombra Museum Board - October 15 2024](#)

5. DELEGATIONS/PRESENTATIONS

5.1. 3:10 pm - [2026 Camping Fees - Rate Increases](#)
Branton Cundick Park - Laurie Duffield
Cathcart Park - Kevin Button
[2026 Camping Fees at Branton Cundick Park](#)
[Branton - Cundick Campground Report](#)

6. CORRESPONDENCE ITEMS

6.1. Veterans Crosswalk Request
[Veterans cross walk](#)

6.2. Sombra Optimists Car Show - Brander Park Rental Fee and Washroom Request
[Sombra Optimists - Car Show - June 21, 2025](#)

7. INFORMATION ITEMS

7.1. Building Permit Comparison - September 2024
[Building Permit Comparison - September 2024](#)

7.2. Enbridge Gas - 2025 Federal Carbon Pricing Application
[Enbridge Gas - 2025 Federal Carbon Pricing Program Application](#)

7.3. Lambton Group OPP Detachment Board - October Meeting Items
[Lambton Group OPP Detachment Board - October Meeting Items](#)

7.4. St. Clair Region Conservation Authority - Draft Budget Booklet
[St. Clair Region Conservation Authority - Draft Budget Booklet](#)

8. REPORTS OF COMMITTEES AND STAFF

- 8.1. Treasurer Report - 2025 OPP Annual Billing & Reconciliation of 2023 Costs
[2025 OPP Policing Costs](#)
- 8.2. Treasurer Report - Vendor Invoices and CIBC VISA Charges
[Vendor Invoices and CIBC VISA Charges](#)
- 8.3. Deputy Treasurer Report - 2024 Capital Budget Projection & Update
[St. Clair Township Capital Budget Update 2024](#)
- 8.4. Director of Emergency Services / Fire Chief Report - Monthly Report
[Monthly Report](#)
- 8.5. Director of Public Works Report - CF Industries Water Agreement
[CF Industries Water Agreement](#)
- 8.6. Coordinator of Engineering Report - Bentpath Line Watermain Looping - Piping Upsize
[Bentpath Line Watermain Looping Piping Upsize](#)
- 8.7. Director of Community Services Report - Community Services Information Report
[Community Services - Information Report](#)

9. DRAINAGE BY-LAWS

- 9.1. By-Law 28 of 2024 - Woods Creek Drain
[DRAFT B-L 28 of 2024 - Woods Creek Drain](#)

10. BY-LAWS

- 10.1. By-Law 50 of 2024 - False Alarm Cost Recovery By-Law
[DRAFT B-L 50 of 2024 - LGPSB - False alarm cost recovery by-law](#)
- 10.2. By-Law 51 of 2024 - Tile Loan By-Law
[DRAFT B-L 51 of 2024 - Tile Loan - Paul Dobbelaar](#)
- 10.3. By-Law 52 of 2024 - Confirming By-Law
[B-L 52 of 2024 - Confirming Bylaw](#)

11. COUNCILLORS' REPORTS

12. UPCOMING MEETINGS

- 12.1. Regular Meeting - Session 19 - November 18, 2024 at 6:00 pm
- 12.2. Capital Budget Meeting - November 28, 2024 at 4:00 pm
- 12.3. Regular Meeting - Session 20 - December 2, 2024 at 3:00 pm
- 12.4. Regular Meeting - Session 21 - December 16, 2024 at 6:00 pm

13. ADJOURNMENT



MINUTES

Regular Council Meeting

3:00 PM - Monday, November 4, 2024
Council Chambers

The Regular Council of the Township of St. Clair was called to order on Monday, November 4, 2024, at 3:00 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 ADOPTION OF MINUTES

3.1 Council Meeting Minutes - 21 October 2024 - Minutes

Motions 1

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

- Council Meeting Minutes – October 21, 2024 Cathy Langis seconded the motion. CARRIED.

3.2 Minutes of Township Committees:

Motions 2

Holly Foster made a motion - Be it resolved that the minutes of the following committees be accepted and approved:

- Minutes of the Sombra Museum Board - October 2024 Brad Langstaff seconded the motion. CARRIED.

4 DELEGATIONS/PRESENTATIONS

4.1 3:10 pm - 2026 Camping Fees - Rate Increases Branton Cundick Park - Laurie Duffield, Cathcart Park - Kevin Button

Mrs. Laurie Duffield and Mr. Kevin Button submitted complaints about the rising fees at Branton-Cundick and Cathcart Campgrounds respectively. They expressed concerns with the \$500 increase for seasonal fees set for 2025, and the same increase proposed for 2026.

Among their many concerns were the condition of the assets within the parks noting the playground equipment area is full of weeds and home to many rodents; and the shuffleboard courts are no longer useable due to heaving of the cement. They noted they have lost full-time staff at the parks and that the grass is cut more infrequently than in the past.

A major concern at both campgrounds is the new rental fees associated with the use of the pavilions in both parks.

Both presenters wondered if the profits are injected back into the campgrounds, and why the rate increases were not spread across the transient fees.

CAO John Rodey and Mayor Agar explained that when the campgrounds were acquired from the Province and the Parkway Commission, they were included with all the riverfront parks. As part of that deal, the profits from the campgrounds were to be used to offset the cost for maintenance not only of the campgrounds, but also the waterfront parks. Further, when the campgrounds were operated by the Parkway Commission, they were only responsible to raise enough funds to break-even operationally and any capital improvements were simply provided by the Province through other funding. Accordingly, when the Township took over the campgrounds, the rates were set in an effort to offset only operational costs, and were not designed in a way where there would be enough profit to do necessary capital improvements. The significant rate increases are designed to attempt to generate enough revenue to escalate capital expenditures.

Director of Community Services Kendall Lindsay addressed many of the submitted concerns commending his staff for their efforts with fewer members of the team. Mr. Lindsay noted a lot of money has been spent on drainage improvements including bringing in loads of gravel which has unfortunately resulted in ponding in some areas. Mr. Lindsay also explained that the increased operating costs shown in 2020 and 2021 were the result of properly apportioning staff time for the operations of those parks: Treasurer's time for the preparation of financial documents; administration time for the operation of the parks, etc.

Mr. Lindsay acknowledged the parks are in need of capital repairs and asked that he be afforded some time to produce a report to address some of the concerns raised during this session.

Motions 3

Steve Miller made a motion - Be it resolved that the Director of Community Services Kendall Lindsay be directed to produce a report addressing the concerns raised by the seasonal tenants of both Cathcart and Branton-Cundick Parks. Bill Myers seconded the motion. CARRIED.

5 CORRESPONDENCE ITEMS

5.1 Veterans Crosswalk Request

Motions 4

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

6.1 - Veterans Crosswalk Request

6.2 - Sombra Optimists Car Show – Brander Park Rental Fee and Washroom Request Bill Myers seconded the motion. CARRIED.

Motions 5

Bill Myers made a motion - Be it resolved that staff be directed to produce a report including proposed locations for the installation of a Veteran's Crosswalk

or alternative tributary feature for consideration during the 2025 calendar year. Cathy Langis seconded the motion. CARRIED.

- 5.2 Sombra Optimists Car Show - Brander Park Rental Fee and Washroom Request

Motions 6

Brad Langstaff made a motion - Be it resolved that a grant in the amount equivalent to the full cost to rent Brander Park be issued to Sombra Optimists Club, and 6 portable washrooms be provided to help facilitate the Annual Car Show on Saturday June 21, 2025. Bill Myers seconded the motion. CARRIED.

6 INFORMATION ITEMS

- 6.1 Building Permit Comparison - September 2024
6.2 Enbridge Gas - 2025 Federal Carbon Pricing Application
6.3 Lambton Group OPP Detachment Board - October Meeting Items
6.4 St. Clair Region Conservation Authority - Draft Budget Booklet

Motions 7

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

- 7.1 – Building Permit Comparison – September 2024
7.2 – Enbridge Gas – 2025 Federal Carbon Pricing Application
7.3 – Lambton Group OPP Detachment Board – October Meeting Items
7.4 – St. Clair Region Conservation Authority – Draft Budget Booklet Pat Brown seconded the motion. CARRIED.

7 REPORTS OF COMMITTEES AND STAFF

- 7.1 Treasurer Report - 2025 OPP Annual Billing & Reconciliation of 2023 Costs

Motions 8

Holly Foster made a motion - Be it resolved that the 2025 OPP Annual Billing & Reconciliation of 2023 Costs report as submitted by George Lozon be received as information. Cathy Langis seconded the motion. CARRIED.

Motions 9

Cathy Langis made a motion - Be it resolved that staff be directed to submit a letter to the Premier of Ontario's office asking for relief on significantly escalating policing costs. Brad Langstaff seconded the motion. CARRIED.

- 7.2 Treasurer Report - Vendor Invoices and CIBC VISA Charges

Motions 10

Steve Miller made a motion - Be it resolved that the Vendor Invoices report as submitted by Treasurer, George Lozon, be received and the included invoices be approved for the period of September 29, 2024 to October 26, 2024 totaling \$8,140,627.66; RBC Visa charges for the period September 17, 2024 to October 15, 2024 totaling \$30,556.07; and CIBC Visa charges for the period June 25, 2024 to July 24, 2024 totaling \$1,332.85. Pat Brown seconded the motion. CARRIED.

- 7.3 Deputy Treasurer Report - 2024 Capital Budget Projection & Update

Motions 11

Brad Langstaff made a motion - Be it resolved that the 2024 Capital Budget Projection & Update report as submitted by Deputy Treasurer, Eric Hicks be received and approved and the surplus funds of \$214,550 for project 2024-100

Urban Asphalt Resurfacing be transferred to the road reserves. Bill Myers seconded the motion. CARRIED.

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

Motions 12

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

7.5 Director of Public Works Report - CF Industries Water Agreement

Motions 13

Pat Brown made a motion - Be it resolved that the Water Supply Agreement – CF Industries (Terra International (Canada) Inc.) report as submitted by Director of Public Works, Brian Black, be received as information, and that the agreement be approved, and the Mayor and Clerk be authorized to execute the document. Steve Miller seconded the motion. CARRIED.

7.6 Coordinator of Engineering Report - Bentpath Line Watermain Looping - Piping Upsize

Motions 14

Bill Myers made a motion - Be it resolved that the Bentpath Line Watermain Looping – Piping Upsize report as submitted by Coordinator of Engineering, Andrew Malpass be received as information and that the change order of \$164,400.00 to complete the project be funded from the Water Reserves. Holly Foster seconded the motion. CARRIED.

7.7 Director of Community Services Report - Community Services Information Report

Motions 15

Steve Miller made a motion - Be it resolved that the Community Services Information Report as submitted by Director of Community Services, Kendall Lindsay be received as information. Cathy Langis seconded the motion. CARRIED.

8 DRAINAGE BY-LAWS

8.1 By-Law 28 of 2024 - Woods Creek Drain

Motions 16

Holly Foster made a motion - Be it resolved that the following Drainage by-law receive third and final readings and be thereby passed and that the Mayor and Clerk be authorized to execute appurtenant agreements:

- By-Law 28 of 2024 - Woods Creek Drain Bill Myers seconded the motion. CARRIED.

9 BY-LAWS

9.1 By-Law 50 of 2024 - False Alarm Cost Recovery By-Law

9.2 By-Law 51 of 2024 - Tile Loan By-Law

9.3 By-Law 52 of 2024 - Confirming By-Law

Motions 17

Pat Brown 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:

- 10.1 – By-Law 50 of 2024 – False Alarm Cost Recovery By-law
- 10.2 – By-Law 51 of 2024 – Tile Loan By-Law
- 10.3 – By-Law 52 of 2024 – Confirming By-Law Brad Langstaff seconded the motion. CARRIED.

10 COUNCILLORS' REPORTS

Councillor Brown

Councillor Brown attended the SCRCA meeting and the Brigden Cenotaph unveiling noting it was very nicely done. Councillor Brown received an update from staff that Cameron Street in Corunna should be re-opened in 2 weeks and residents may park overnight at the Shell Health Building in the interim.

Councillor Foster

Councillor Foster attended the Brigden Cenotaph Rededication and noted the improvements to the features are very well done; and she attended the Committee of Adjustment meeting. Councillor Foster got confirmation from staff that the redeveloped Cameron Street in Corunna is narrower due to the location of the hydro poles and an attempt to mirror its width on both sides of the CSX tracks, and was advised by Mayor Agar that the Committee report and new appointments will be unveiled in December.

Councillor Langis

Councillor Langis attended the Halloween Party at the Parkway Golf Course commending the operators on a very well run event.

Councillor Langstaff

Councillor Langstaff attended the Brigden Cenotaph Rededication and reported it was a very nice event. Councillor Langstaff was advised by staff that the widening of the apron at Brigden and Tulloch will be completed in November as the locates have been recently completed.

Councillor Myers

Councillor Myers commended those responsible for the improvements to the Brigden Cenotaph noting it was very well done.

Deputy Mayor Miller

Deputy Mayor Miller attended the SCRCA meeting, the Committee of Adjustment meeting; the Brigden Cenotaph Rededication; and noted he may not be able to lay a wreath at the Cenotaph in Wallaceburg as he may not yet be back in town (Councillor Myers volunteered to attend the event in his potential absence). Deputy Mayor Miller received an update from staff that the gates will be installed at McDonald Park soon, and certainly prior to the arrival of winter.

Mayor Agar

Mayor Agar attended the LAWSS meeting; the craft sale in Port Lambton; and the Brigden Cenotaph unveiling. Mayor Agar asked staff to look into the possible installation of a ladder at the new shoreline protection work in Dedecker Park in Port Lambton to help someone return to safety should someone fall into the river in this location. Mayor Agar also asked staff to expedite the relocation of a Heritage sign on Wilkesport Line.

11 UPCOMING MEETINGS

- 11.1 Regular Meeting - Session 19 - November 18, 2024 at 6:00 pm
- 11.2 Capital Budget Meeting - November 28, 2024 at 4:00 pm

11.3 Regular Meeting - Session 20 - December 2, 2024 at 3:00 pm

11.4 Regular Meeting - Session 21 - December 16, 2024 at 6:00 pm

12 ADJOURNMENT

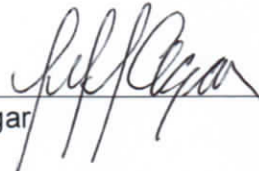
12.1

The meeting was adjourned at 4:15 pm.

Motions 18

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

Mayor - Jeff Agar



Clerk - Jeff Baranek

