



Township of St. Clair

Minutes

Regular Council Meeting
Monday, June 16, 2025 @ 6:00 PM
Council Chambers

1. CALL TO ORDER

2. LAND ACKNOWLEDGEMENTS

3. DECLARATION OF PECUNIARY INTEREST

4. ADOPTION OF MINUTES

- 4.1. Regular Council Minutes - June 2, 2025
[DRAFT Regular Council - 02 June 2025 - Minutes](#)
- 4.2. Minutes of the Sombra Museum Board - May 2025
[Minutes of the Sombra Museum Board - May 2025](#)

5. DELEGATIONS/PRESENTATIONS

- 5.1. 6:10 - Lambton Group OPP Detachment Board - Member Municipality Connect - 2024 Year in Review
[2025 Municipal Visits Presentation St. Clair](#)
- 5.2. 6:20 - St Clair Energy Centre Expansion
[Presentation to St Clair Council](#)
[Evidence-of-Municipal-Support-draft](#)

6. CORRESPONDENCE ITEMS

- 6.1. Permission from Council - Sea Can at 564 Riverside Drive
[Permission from Council - Sea Can at 564 Riverside Drive](#)
- 6.2. Burger Rebellion Water Issue
[Burger Rebellion Water Issue](#)

7. INFORMATION ITEMS

- 7.1. County of Lambton - Council Highlights - June 4, 2025
[Lambton County - Council Highlights - June 4, 2025](#)
- 7.2. Sombra Museum - Blueberry Social and Cabin Dedication July 5, 2025
[Sombra Museum Invitation](#)

8. REPORTS OF COMMITTEES AND STAFF

- 8.1. [Director of Public Works Report](#) - Courtright Waste Water Treatment Plant Expansion Treatment Options

[Courtright WWTP Expansion Options Report](#)

- 8.2. [Coordinator of Engineering Report - Bridge 56 Replacement - Tender Results](#)
[Bridge 56 Replacement - Tender Results](#)

9. NOTICES OF MOTION

- 9.1. **COUNCILLOR PAT BROWN**
Be it resolved that the Township supports the sale of 4 of 7 cabins at the Mooretown Campground, with funds generated, to be used towards maintenance costs at the campground.
- 9.2. **COUNCILLOR PAT BROWN**
Be it resolved that Township staff obtain quotes for seal coating the upper & lower parking areas at the St. Clair Civic Centre to extend asphalt pavement life.
- 9.3. **COUNCILLOR HOLLY FOSTER**
Be it resolved that the Finance Department be required to do a quarterly report to provide an update on compliance with the annual budget; and that they be required to produce a report reviewing the performance of the Township Reserves for the past five years, and their projected performance for next three calendar years.

10. DRAINAGE BY-LAWS

- 10.1. By-Law 1 of 2025 - Port Lambton Storm Sewer Drain
[DRAFT B-L 1 of 2025 - Port Lambton Storm Sewer Drain](#)
- 10.2. By-Law 2 of 2025 - Bawden Demars Feddes Pumps
[DRAFT B-L 2 of 2025 Bawden Demars Feddes Pumps](#)
- 10.3. By-Law 3 of 2025 - Various Drains 2023 Maintenance with Grant
[DRAFT B-L 3 of 2025 - Various Drains 2023 Maintenance With Grant](#)
- 10.4. By-Law 4 of 2025 - Various Drains 2023 Maintenance with Grant
[DRAFT B-L 4 of 2025 - Various Drains 2023 Maintenance With Grant](#)

11. BY-LAWS

- 11.1. By-Law 19 of 2025 - Levy Taxes for the Year 2025
[DRAFT B-L 19 Of 2025 - Levy Taxes for the Year 2025](#)

12. COUNCILLORS' REPORTS

13. UPCOMING MEETINGS

- 13.1. Regular Meeting - Session 12 - July 14, 2025 at 3:00 pm
- 13.2. Regular Meeting - Session 13 - August 11, 2025 at 3:00 pm
- 13.3. Regular Meeting - Session 14 - September 2, 2025 at 3:00 pm

14. ADJOURNMENT



MINUTES

Regular Council Meeting

6:00 PM - Monday, June 16, 2025
Council Chambers

The Regular Council of the Township of St. Clair was called to order on Monday, June 16, 2025, 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

None to Declare

4. ADOPTION OF MINUTES

4.1 Regular Council Minutes - June 2, 2025

Motion 1

Bill Myers made a motion - Be it resolved that the minutes of the Regular Council Meeting held on May 20, 2025 be received and approved. Brad Langstaff seconded the motion. CARRIED.

4.2 Minutes of the Sombra Museum Board - May 2025

Motion 2

Holly Foster made a motion - Be it resolved that the minutes of the Sombra Museum Board held May 5, 2025 be accepted and approved. Cathy Langis seconded the motion. CARRIED.

5. DELEGATIONS/PRESENTATIONS

5.1 6:10 p.m. - Lambton Group OPP Detachment Board - Member Municipality Connect - 2024 Year in Review

At the appointed time of 6:10 p.m., Mayor Agar welcomed Inspector Chris Avery and LGPSB Chairperson Greg Nemcek to make their presentation.

The Lambton Group Police Services Board (LGPSB) is comprised of 10 voting members representing the 9 included municipalities. In total, there are 100

uniformed OPP Police Officers serving the area. St. Clair pays 25.09% of the total levy for the annual operation of the Board.

Under the Community Safety and Policing Act, the LGPSB is now known as a Detachment Board. Three programs that are run without cost to the member municipalities are:

1. Project Vulnerable - Mobile Crisis Response Team
2. Project 1-3 - pre-charge Youth Division program in Sexual Assault Offence
3. RIDE - Reduce Impaired Driving Everywhere

Inspector Avery reported fraud scams are on the rise which has resulted in a new program where they have an investigator assigned to legitimize any potential calls received by the vulnerable population which has already saved \$160,000 for residents in the community.

Mayor Agar thanked Inspector Avery and his team for their continued excellent service in responses all across the Township, specifically when homeless encampments have been reported.

Motion 3

Bill Myers made a motion That the (insert municipality) request that the Province of Ontario continue to provide Ontario municipalities with funding to offset the increased costs associated with implementation of the CSPA, the ratification of several collective agreements, implementation of recommendations from the Solicitor General's audit and Bill 124; and

THAT While the funding provided in 2024 to offset the unexpected increases received through the annual billing statement was appreciated, there needs to be a more sustainable commitment from the province to continue to provide offsetting funding.

THAT this motion be forwarded to all municipalities in Ontario with OPP policing, AMO, the Solicitor General of Ontario Michael Kerzner, MPP Bob Bailey and Premier Doug Ford. Cathy Langis seconded the motion. CARRIED.

5.2 6:20 p.m. - Invenergy - St Clair Energy Centre Expansion

At the appointed time of 6:20 p.m., Mayor Agar welcomed the team from Invenergy - St. Clair Energy to make their presentation.

Invenergy has been in operation in the Township since 2009 and was awarded an expansion to their existing capacity of 68.5MW which will not alter their current footprint and construction scheduled to commence in October 2025.

The IESO has presented a program to procure long-duration capacity, and the program is favouring natural gas projects. Invenergy plans to submit an application to the first window which is due on December 18, 2025. The application would be to add 245 MW of capacity to the current plant generated by one additional turbine to be installed on the current site. If approved, construction would take place between 2027 and 2030 and the contract with the IESO would be for 20 years.

Motion 4

Brad Langstaff made a motion Be it resolved that the council of the Township of St. Clair supports the submission of a Proposal for the Long-Term Capacity Services Project located on the Municipal Project Lands known as 11 W PT LOT 22 PT W 1/2; LOT 22, former geographic Township of Moore; this resolution's sole purpose is to satisfy the mandatory requirements of Section 4.2(b)(iii) of the LT2(c-1) RFP in favour of the proposed increased capacity project at St. Clair Energy Centre - Invenergy. Holly Foster seconded the motion. CARRIED.

6. CORRESPONDENCE ITEMS

Motion 5

Cathy Langis made a motion - Be it resolved that Council accept the following items of correspondence as per Council's direction:

6.1 - Permission from Council - Sea Can at 564 Riverside Drive

6.2 - Burger Rebellion Water Issue Pat Brown seconded the motion.
CARRIED.

- 6.1 Permission from Council - Sea Can at 564 Riverside Drive

Motion 6

Holly Foster made a motion - Be it resolved that one temporary Sea-Can located at 564 Riverside Drive, Corunna be approved and that it be removed by the owner no later than September 2, 2025. Pat Brown seconded the motion. CARRIED.

- 6.2 Burger Rebellion Water Issue

Motion 7

Steve Miller made a motion Be it resolved that Township staff be directed to produce a report addressing the water issues located at 391 Lyndoch Street, Corunna. Bill Myers seconded the motion. CARRIED.

7. INFORMATION ITEMS

- 7.1 County of Lambton - Council Highlights - June 4, 2025

- 7.2 Sombra Museum - Blueberry Social and Cabin Dedication July 5, 2025

Motion 8

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

7.1 - County of Lambton - Council Highlights - June 4, 2025

7.2 - Sombra Museum - Blueberry Social and Cabin Dedication - July 5, 2025
Pat Brown seconded the motion. CARRIED.

8. REPORTS OF COMMITTEES AND STAFF

- 8.1 Director of Public Works Report - Courtright Waste Water Treatment Plant Expansion Treatment Options

Motion 9

Cathy Langis made a motion Be it resolved that the Courtright WWTP Expansion Treatment Options report as submitted by Director of Public Works Brian Black, be received and that the recommended expansion treatment Option D, Extended Aeration with Integrated Fixed-Film Activated Sludge, at a cost of \$43 million be approved.

Holly Foster seconded the motion. CARRIED.

- 8.2 Coordinator of Engineering Report - Bridge 56 Replacement - Tender Results

Motion 10

Brad Langstaff made a motion - Be it resolved that the Bridge 56 Replacement - Tender Results report as submitted by Coordinator of Engineering Andrew Malpass, be received and that the tender submitted by HugoMB Contracting Inc. in the amount of \$1,903,761.10 plus HST be accepted and the Mayor and

Clerk be authorized to sign the contract and other related documents. Steve Miller seconded the motion. CARRIED.

9. NOTICES OF MOTION

9.1 COUNCILLOR PAT BROWN

Be it resolved that the Township supports the sale of 4 of 7 cabins at the Mooretown Campground, with funds generated, to be used towards maintenance costs at the campground.

Motion 11

Pat Brown made a motion - Be it resolved that the Township supports the sale of 4 of 7 cabins at the Mooretown Campground, with funds generated, to be used towards maintenance costs at the campground. Brad Langstaff seconded the motion. CARRIED.

9.2 COUNCILLOR PAT BROWN

Be it resolved that Township staff obtain quotes for seal coating the upper & lower parking areas at the St. Clair Civic Centre to extend asphalt pavement life.

Motion 12

Pat Brown made a motion - Be it resolved that Township staff obtain quotes for seal coating the upper & lower parking areas at the St. Clair Civic Centre to extend asphalt pavement life. seconded the motion. MOTION DID NOT RECEIVE A SECONDER. MOTION LOST.

9.3 **Motion 13**

Brad Langstaff made a motion Be it resolved that Motion 16 from the meeting held on June 2, 2025 below be lifted from the table for consideration. Cathy Langis seconded the motion. MOTION LOST

Motion 16 from June 2, 2025

COUNCILLOR HOLLY FOSTER

Be it resolved that the Finance Department be required to do a quarterly report to provide an update on compliance with the annual budget; and that they be required to produce a report reviewing the performance of the Township Reserves for the past five years, and their projected performance for next three calendar years.

10. DRAINAGE BY-LAWS

10.1 By-Law 1 of 2025 - Port Lambton Storm Sewer Drain

10.2 By-Law 2 of 2025 - Bawden Demars Feddes Pumps

10.3 By-Law 3 of 2025 - Various Drains 2023 Maintenance with Grant

10.4 By-Law 4 of 2025 - Various Drains 2023 Maintenance with Grant

Motion 14

Steve Miller made a motion - Be it resolved that the following drainage by-Laws receive all three readings and be thereby passed.

10.1 - By-Law 1 of 2025 - Port Lambton Storm Sewer Drain

10.2 - By-Law 2 of 2025 - Bawden Demars Feddes Pumps

10.3 - By-Law 3 of 2025 - Various Drains 2023 Maintenance with Grant

10.4 - By-Law 4 of 2025 - Various Drains 2023 Maintenance with Grant Bill Myers seconded the motion. CARRIED.

11. BY-LAWS

11.1 By-Law 19 of 2025 - Levy Taxes for the Year 2025

Motion 15

Cathy Langis made a motion - Be it resolved that By-Law 19 of 2025 receive all three readings and be thereby passed. Brad Langstaff seconded the motion.
CARRIED.

12. COUNCILLORS' REPORTS

COUNCILLOR BROWN

Councillor Brown attended Fireman's Field Days in Corunna and the Moore Museum's 50th Anniversary celebration noting both were great events. He also attended the Mooretown Campground committee meeting; the SCRCA Foundation meeting in Strathroy; and the Parkway patio opening party.

Councillor Brown closed his report be encouraging everyone to go out and see the model train display at the Moore Museum on Sunday July 6 from 1pm - 4pm and wishing everyone a safe and happy summer season!

COUNCILLOR FOSTER

Councillor Foster attended the Parks Committee meeting; the Clean Harbors Liaison meeting; and the Parkway Patio grand opening event.

COUNCILLOR LANGIS

Councillor Langis attended Fireman's Field Days; the Moore Museum meeting; the Moore Museum 50th Anniversary celebration; and the Mooretown Campground meeting.

Councillor Langis wished all dad's a very Happy Father's Day; asked staff to seek the removal of a private excavator on Moore Line and asked staff to look into an application of dust suppression over the gravel at the Mooretown Boat Launch.

COUNCILLOR LANGSTAFF

Councillor Langstaff attended the Sombra Museum meeting.

Councillor Langstaff asked staff to seek a response from LAWSS to identify what has caused the painfully long repair time for the water main break in the area of Highway 40 and White Line explaining how parts were not readily available and how they plan to compensate the affected residents.

Councillor Langstaff also asked staff to identify a plan to reduce the number of dead-end waterlines to help ensure this issue does not surface again in the future.

COUNCILLOR MYERS

Councillor Myers noted he will be attending the upcoming Heritage St. Clair meeting.

DEPUTY MAYOR MILLER

Deputy Mayor Miller attended the County Council meeting; and the Parkway Patio grand opening noting how good of an opening event it was.

MAYOR AGAR

Mayor Agar attended the County Council meeting; the Moore Museum 50th Anniversary; Fireman's Field Days; the Mooretown Campground Committee meeting; the BASES Annual meeting; the International Plowing Match 2027 Committee where he noted they will be seeking volunteers to help with the event; he attended the Lambton College Class of 2025 Convocation; the Clean Harbors Liaison committee

meeting; and the grand opening of Kiddie Korner's Daycare in Courtright where he commended the owner and operators on setting up a wonderful facility. Mayor Agar asked staff to trim the low hanging limbs on the trees at the Mooretown Boat Launch.

13. UPCOMING MEETINGS

- 13.1 Regular Meeting - Session 12 - July 14, 2025 at 3:00 pm
- 13.2 Regular Meeting - Session 13 - August 11, 2025 at 3:00 pm
- 13.3 Regular Meeting - Session 14 - September 2, 2025 at 3:00 pm

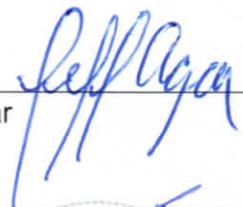
14. ADJOURNMENT

- 14.1 The meeting was adjourned at 7:05 pm.

Motion 16

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

Mayor - Jeff Agar



Clerk - Jeff Baranek

