



Township of St. Clair

Minutes

Regular Council Meeting
Monday, July 14, 2025 @ 3:00 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 16, 2025
[DRAFT Regular Council - 16 June 2025 - Minutes](#)
- 4.2. Minutes of Township Committees:
[Moore Museum Advisory Committee - Minutes - June 2025](#)
[Heritage St Clair - Minutes - May 2025](#)

5. DELEGATIONS/PRESENTATIONS

- 5.1. 3:10 pm - Zoning By-Law Amendment - Courtright, Gold Leaf Properties
[Public Meeting Agenda ZBLA Gold leaf Properties Inc - Fourth St Courtright](#)
- 5.2. 3:30 pm - Blue Coast Primary Care - Physician Recruitment
[Physician Recruitment](#)
- 5.3. 3:40 pm - County of Lambton - Library Consolidation
[Proposal for the Consolidation of Port Lambton and Sombra Libraries Report](#)
[Sombra Library - Renovation Proposal Attachment](#)
- 5.4. 3:50 pm - 2027 International Plowing Match and Rural Expo
[2027 International Plowing Match Bid - Lambton County](#)

6. CORRESPONDENCE ITEMS

- 6.1. Bayhill Residents - Request to maintain ditch on Hill Street
[BayHill Residents - request to maintain ditch on Hill Street](#)
- 6.2. Day Care Sign in Courtright
[Daycare Sign in Courtright](#)
- 6.3. Hon. Robert Black - Request for Motion to Preserve and Conserve Ontario Soil
[Hon. Robert Black - Request for Motion to Preserve and Conserve Ontario Soil](#)

- 6.4. [Lambton College Baseball - Curveballs for Cancer Care](#)
[Lambton College Baseball - Curveballs for Cancer Care](#)
- 6.5. [Enhanced Signage for Corunna's Industrial Park](#)
[Enhanced Signage for Corunna's Industrial Park](#)
- 6.6. [Transient Trader Application - Dogs Haus Street Food](#)
[Business Proposal for Transient Traders License](#)

7. INFORMATION ITEMS

- 7.1. [Building Permit Comparison - May 2025](#)
[Building Permit Comparison May 2025](#)
- 7.2. [Lambton County Council Highlights - July 2 2025](#)
[Lambton County Council Highlights - July 2, 2025](#)

8. REPORTS OF COMMITTEES AND STAFF

- 8.1. [Treasurer Report - Financial Statements for the Period January to May 2025](#)
[202505 Financial Statements](#)
- 8.2. [Treasurer Report - Vendor Invoices and RBC VISA Charges](#)
[Vendor Invoices and RBC VISA Charges](#)
- 8.3. [Director of Emergency Services / Fire Chief Report - Monthly Fire Department Report](#)
[Fire Services Council Report June 2025](#)
- 8.4. [Director of Public Works Report - LAWSS Watermain Repair - Hwy 40 & White Line](#)
[LAWSS Watermain Repair Hwy 40 & White Line](#)
- 8.5. [Director of Public Works Report - 2025 Asset Management Update](#)
[2025 Asset Management Update](#)
- 8.6. [Coordinator of Engineering Report - Duncan and Steadman Street Reconstruction - Tender Results](#)
[Duncan and Steadman Street Reconstruction](#)
- 8.7. [Coordinator of Engineering Report - Courtright Landing Assumption](#)
[Courtright Landing Assumption](#)
- 8.8. [Coordinator of Engineering Report - Pavement Condition Assessment](#)
[Road Scan Proposal](#)
- 8.9. [Coordinator of Operations \(Works\) Report - Beckwith Street Storm Sewer Outlet](#)
[Beckwith Street Storm Sewer Outlet](#)
- 8.10. [Coordinator of Operations \(Works\) Report - Wood Chipper Truck Replacement](#)
[Wood Chipper Truck Replacement](#)
- 8.11. [Coordinator of Operations \(Works\) Report - Status update of Pedestrian Crossing Upgrades](#)
[Update on Pedestrian Crossings](#)
- 8.12. [Director of Community Services Report - Community Services Information Report - July 2025](#)
[Community Services Information Report](#)

9. NOTICES OF MOTION

9.1. **Notice of Motion - Atura Power**

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 at the former site of Lambton Generating Station;

Be it further resolved that this resolution's sole purpose is to satisfy the mandatory requirements of Section 4.2(c)(iii) of the LT2(c-1) RFP and may not be used for the purpose of any other form of approval in relation to the Proposal or Long-Term Capacity Services Project or for any other purpose. The Proponent has undertaken, or has committed to undertake, Indigenous and community engagement activities in respect of the Long-Term Capacity Services Project to the satisfaction of the Municipality. The Municipal Project Lands does not include lands designated as Prime Agricultural Areas in the Township of St. Clair's Official Plan.

9.2. **Notice of Motion**

WHEREAS the Municipality has received confirmation of a grant award for the Moore Sports Complex under the Community Sports and Recreation Infrastructure Fund;

AND WHEREAS the funding will support the implementation of the Making Waves project;

NOW THEREFORE BE IT RESOLVED THAT the allocation of funds toward the Making Waves project be formally approved, recognizing this as a cost-sharing initiative with the Province of Ontario contributing 50% of the total project cost and the Municipality funding the remaining 50%; up to a \$2million dollar total project cost;

AND THAT the Making Waves project be authorized to commence in 2025, with full implementation and completion to be achieved by the end of 2026.

10. DRAINAGE BY-LAWS

10.1. By-Law 5 of 2025 - Various Drains 2023 Maintenance With Grant
[By-Law 5 of 2025 - Various Drains 2023 Maintenance With Grant](#)

10.2. By-Law 6 of 2025 - Various Drains 2023 Maintenance With Grant
[By-Law 6 of 2025 - Various Drains 2023 Maintenance With Grant](#)

10.3. By-Law 7 of 2025 - Campbell Drain - Branch 1 2024 Construction
[ByLaw 07 of 2025 Campbell Drain - Branch 1 2024 Construction](#)

11. BY-LAWS

11.1. By-Law 20 of 2025 - ZBLA - Courtright Townhomes - Gold Leaf
[DRAFT B-L 20 of 2025 - ZBLA - Courtright Townhomes - Gold Leaf](#)

11.2. By-Law 21 of 2025 - Confirming
[DRAFT B-L 21 of 2025 - Confirming](#)

11.3. By-Law 22 of 2025 - Agreement with Marcotte – Dumpster Collection
[DRAFT B-L 22 of 2025 - Agreement with Marcotte – Dumpster Collection](#)

12. COUNCILLORS' REPORTS

13. UPCOMING MEETINGS

- 13.1. Regular Meeting - Session 13 - August 11, 2025 at 3:00 pm
- 13.2. Regular Meeting - Session 14 - Tuesday September 2, 2025 at 3:00 pm
- 13.3. Regular Meeting - Session 15 - September 15, 2025 at 6:00 pm

14. IN CAMERA SESSION

- 14.1. Section 239(2)(b) to discuss matters related to two identifiable individuals

15. ADJOURNMENT



MINUTES

Regular Council Meeting

3:00 PM - Monday, July 14, 2025
Council Chambers

The Regular Council of the Township of St. Clair was called to order on Monday, July 14, 2025, 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. DECLARATION OF PECUNIARY INTEREST

None to Declare.

4. ADOPTION OF MINUTES

4.1 Regular Council Minutes - June 16, 2025

Motion 1

Cathy Langis made a motion - Be it resolved that the minutes of the Regular Council Meeting held on June 16, 2025 be received and approved. Holly Foster seconded the motion. CARRIED.

4.2 Minutes of Township Committees:

Motion 2

Pat Brown made a motion - Be it resolved that the minutes of the following Township committees be accepted and approved:

- Moore Museum Advisory Committee - Minutes - June 2025
- Heritage St. Clair - Minutes - May 2025

Bill Myers seconded the motion. CARRIED.

5. DELEGATIONS/PRESENTATIONS

5.1 3:10 pm - Zoning By-Law Amendment - Courtright, Gold Leaf Properties

At the appointed time of 3:10 p.m., Mayor Agar declared open a public meeting to consider zoning bylaw amendment application R1/25 which seeks to rezone the subject lands from R2-H2 to R3-8.

Senior Planner Ian MacDougall presented his report. The proposed zoning would accommodate 47 town homes and applicable parking and would extend from Fourth Street in Courtright, and would include seven four-plexes, two five-plexes, one six-plex and one three-plex. The proponent has indicated the units would be rented and that they would be geared to seniors in that they will be on-grade without stairs of any type; and the laneways will be wider to accommodate accessibility vehicles.

The Planning report recommends the application for approval as it aligns with the intent of the Official Plan and the Provincial Policy Statement which is intended to encourage higher density units. On behalf of the applicant, Jamie Robertson confirmed his support of the Planner's report.

Randy Conrad, of 63 Charlton Street, confirmed with staff that the development would not be approved if this application passes and that it would simply change the land use zone; for now. Mr. Conrad was advised there will need to be a subsequent application made by the owner to authorize any development.

Allison Saunders, of 58 Thomson Street, asked how it would be geared to seniors and was advised the units will be smaller and will have no basements, and no stairs.

Michelle Vail, of 1506 St. Clair Parkway, asked how the surface water runoff was going to be addressed and was advised it would be dealt with by a development agreement once that application is received and processed.

Krystal Dunn, of 66 Charlton, asked if perimeter fencing would be a requirement and was told those details will be discussed when the formal development is considered.

Tracy Kingston spoke in favour of the development noting the one in Petrolia has been well received and has a lengthy waiting list for tenancy.

Mayor Agar reminded staff to include the need for lawn and weed maintenance during and after the construction of this development, and all developments throughout the Township.

Motion 3

Holly Foster made a motion - Be it resolved that Zoning By-law Amendment application R1/25 being an application to re-zone FRONT CON PT LOTS 27 & 28 PLAN 7 PT LOT 4 RP 25R1757 PART 1 RP 25R6741 PART 2 from Residential 2 - Holding 2 to Residential 3 - 8, to accommodate 47 townhomes be approved; and that corresponding By-law 20 of 2025 be considered for approval. Steve Miller seconded the motion. CARRIED

5.2 3:30 pm - Blue Coast Primary Care - Physician Recruitment

At the appointed time of 3:30 p.m., Mayor Agar welcomed Carly Cox of Blue Coast Primary Care Physician Recruitment to make her presentation.

Blue Coast has been responsible for bringing 50 Family Physicians to the area since 2001. BC is comprised of one full time recruiter and a Board made up of 10 volunteers. Operating costs are entirely funded through local donations.

Currently, 43% of the local Family Physician's are aged 60 or older; and when coupled with the fact that FP's are commonly only rostering half the patients they formerly did, it emphasizes the importance to continue recruitment efforts.

Mrs. Cox closed her report by noting currently there are up to 6,000 Township residents who are not rostered by a Physician and noted she is not here to ask for money today, but would ask Council to consider making a donation in the 2026 budget.

5.3 3:40 pm - County of Lambton - Library Consolidation

At the appointed time of 3:40 p.m., Mayor Agar welcomed Andrew Meyer and Darlene Coke of the County of Lambton to make their presentation on the proposed future of the Port Lambton and Sombra Libraries.

A comprehensive study undertaken by the County in 2023 identified potential improvements for libraries across Lambton County, and among the recommendations was to improve a space in southern St. Clair by adding floor space to provide progressive programming more aligned with modern library priorities.

Since that time, Township Council had authorized the County to pursue the feasibility of using the recently vacated space at the Sombra Library building to establish a larger operation and consider serving both Port Lambton and Sombra. The current space is 1300 square feet, and with the entire building, that would grow to approximately 5000 square feet.

In pursuing the possibility of expanding the space, the only feasible way to make it work has been determined to be by closing the Port Lambton library and moving that collection and the staff to the Sombra library, and expanding the hours of operation at the new larger facility. Understanding there are concerns with closing the Port Lambton site, the County was prepared to offer progressive service including library by mail; library vending machines; pickup lockers; and offering programs outside of the physical library such as inside the Port Lambton hall.

The County is seeking four things from Council:

1. authorization to close the Port Lambton Library;
2. refer potential improvement costs for the Sombra site to the 2026 budget deliberations;
3. to authorize Township staff to work with County staff to facilitate the rehabilitation and transition work;
4. to assist in producing an action plan inclusive of costs.

Mayor Agar voiced his strong opposition to closing the Port Lambton Library, a sentiment that was echoed by Deputy Mayor Miller and other members of Council. The County provided data that proved that centralized improved library spaces increases usership and suggested the new space will offer programs that will be desirable for many residents from beyond Sombra and Port Lambton.

There was a robust discussion on whether or not the residents and routine users of the facility were aware and in support of the proposal.

Motion 4

Holly Foster made a motion - Be it resolved that staff be directed to work with the County of Lambton staff to host a Town Hall for residents of Sombra and Port Lambton to identify the proposal and determine if there is support for the concept. Pat Brown seconded the motion. CARRIED

Motion 5

Cathy Langis made a motion - Be it resolved that the improvements identified as Phase 1 for the Sombra Library be authorized to proceed. Pat Brown seconded the motion. CARRIED

5.4 3:50 pm - 2027 International Plowing Match and Rural Expo

At the appointed time of 3:50 p.m., Mayor Agar welcomed Dennis Robinson to make his presentation related to the upcoming 2027 International Plowing Match to be held at the Brigden Fairgrounds.

The event is expected to draw 100,000 visitors from September 21 - 25, 2027 which could bring in as much as \$5 million to the local economy. In order to prepare for the event, the committee requires seed money and they are asking for \$1/head of expected visitors to the area - a \$100,000 donation from the Township.

Motion 6

Bill Myers made a motion - Be it resolved that the Finance Department produce a report that provides options to fund three annual donations (beginning in this calendar year) totaling \$100,000 to be issued as a donation towards the operation of the Lambton County International Plowing Match & Rural Expo 2027. Brad Langstaff seconded the motion. CARRIED

6. CORRESPONDENCE ITEMS

6.1 Bayhill Residents - Request to maintain ditch on Hill Street

Motion 7

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

- 6.1 - Bayhill Residents - Request to maintain ditch on Hill Street
- 6.2 - Day Care Sign in Courtright
- 6.3 - Hon. Robert Black - Request for Motion to Preserve and Conserve Ontario Soil
- 6.4 - Lambton College Baseball - Curveballs for Cancer Care
- 6.5 - Enhanced Signage for Corunna's Industrial Park
- 6.6 - Transient Trader Application - Dogs Haus Street Food Holly Foster seconded the motion. CARRIED.

Motion 8

Pat Brown made a motion - Be it resolved that Township staff be directed to produce a report to consider the requested maintenance and closing of the ditch on Hill Street south of Bayhill Drive. Holly Foster seconded the motion. CARRIED

6.2 Day Care Sign in Courtright

Motion 9

Holly Foster made a motion - Be it resolved that Township Staff post 40 km/hour signs on Main Street in Courtright to encourage lower speeds in the vicinity of the daycare; and be it resolved that all school zones be considered for similar speed reductions across the Township. Cathy Langis seconded the motion. CARRIED

6.3 Hon. Robert Black - Request for Motion to Preserve and Conserve Ontario Soil

Motion 10

Brad Langstaff made a motion Be it resolved that the request made by The Honourable Robert Black, to pass a motion to preserve and conserve Ontario Soil be tabled to allow staff to research its origin. Holly Foster seconded the motion. CARRIED.

6.4 Lambton College Baseball - Curveballs for Cancer Care

Motion 11

Brad Langstaff made a motion - Be it resolved that four rounds of golf at the Parkway Golf Course, with carts, be donated to the Curveballs for Cancer Care event being held on September 20, 2025 in Sarnia, Ontario. Steve Miller seconded the motion. CARRIED

6.5 Enhanced Signage for Corunna's Industrial Park

Motion 12

Steve Miller made a motion - Be it resolved that Township staff be directed to produce a report identifying options to install a new sign to enhance Corunna's Industrial Park; and that the options include spaces for the occupants to advertise their services for a cost.

Cathy Langis seconded the motion. CARRIED

6.6 Transient Trader Application - Dogs Haus Street Food

Motion 13

Steve Miller made a motion - Be it resolved that the "Dogs Haus Street Foods" Transient Trader application be denied and that the applicant be encouraged to apply for the vendor truck RFP in the Fall of 2025. Bill Myers seconded the motion. CARRIED

7. INFORMATION ITEMS

7.1 Building Permit Comparison - May 2025

7.2 Lambton County Council Highlights - July 2025

Motion 14

Holly Foster made a motion - Be it resolved that the following information items be received:

- Building Permit Comparison - May 2025
- Lambton County Council Highlights - July 2025 Bill Myers seconded the motion. CARRIED.

8. REPORTS OF COMMITTEES AND STAFF

8.1 Treasurer Report - Financial Statements for the Period January to May 2025

Motion 15

Bill Myers made a motion - Be it resolved that the Financial Statements for the Period January to May 2025 report as submitted by Treasurer George Lozon, be received. Cathy Langis seconded the motion. CARRIED.

8.2 Treasurer Report - Vendor Invoices and RBC VISA Charges

Motion 16

Steve Miller made a motion - Be it resolved that the Vendor Invoices and RBC VISA Charges report as submitted by Treasurer George Lozon, be received and the included invoices be approved for the period of May 25, 2025, to July 5, 2025, totaling \$11,245,585.81; and RBC Visa charges for the period May 16, 2025, to June 16, 2025, totaling \$50,898.62. Brad Langstaff seconded the motion. CARRIED.

8.3 Director of Emergency Services / Fire Chief Report - Monthly Fire Department Report

Motion 17

Holly Foster made a motion - Be it resolved that the Monthly Fire Department report as submitted by Director of Emergency Services / Fire Chief Richard Boyes, be received. Pat Brown seconded the motion. CARRIED.

- 8.4 Director of Public Works Report - LAWSS Watermain Repair - Hwy 40 & White Line

Motion 18

Brad Langstaff made a motion - Be it resolved that the LAWSS Watermain Repair – Hwy 40 & White Line report as submitted by Director of Public Works Brian Black, be received. Cathy Langis seconded the motion. CARRIED.

- 8.5 Director of Public Works Report - 2025 Asset Management Update

Motion 19

Cathy Langis made a motion - Be it resolved that the 2025 Asset Management Update report as submitted by Director of Public Works Brian Black, be received. Holly Foster seconded the motion. CARRIED.

- 8.6 Coordinator of Engineering Report - Duncan and Steadman Street Reconstruction - Tender Results

Motion 20

Pat Brown made a motion - Be it resolved that the Duncan and Steadman Street Reconstruction – Tender Results report as submitted by Coordinator of Engineering Andrew Malpass, be received; and the tender submitted by Cope Construction & Contracting Inc. in the amount of \$647,051.61 plus HST be accepted and the Mayor and Clerk be authorized to sign the contract and other related documents. Brad Langstaff seconded the motion. CARRIED.

- 8.7 Coordinator of Engineering Report - Courtright Landing Assumption

Motion 21

Steve Miller made a motion - Be it resolved that the Courtright Landing Assumption report as submitted by Coordinator of Engineering Andrew Malpass, be received; and the assumption of all underground utilities and the stormwater management pond in Courtright Landing be approved; Be it further resolved that the \$381,140.19 in Letters of Credit currently being held as security be released. Brad Langstaff seconded the motion. CARRIED.

- 8.8 Coordinator of Engineering Report - Pavement Condition Assessment

Motion 22

Brad Langstaff made a motion - Be it resolved that the Pavement Condition Assessment report as submitted by Coordinator of Engineering Andrew Malpass, be received; and pursuant to Section VIII 6 d) of the Township Procurement Bylaw 59 of 2024, StreetScan be approved to enter into agreement with the Township to provide Pavement Assessment Scanning for \$38,244.00 plus HST; Be it further resolved that the project be financed using the remainder of the Capital Budget allocated for the Asset Management Plan Update project and any outstanding balance be funded using road reserves. Cathy Langis seconded the motion. CARRIED.

- 8.9 Coordinator of Operations (Works) Report - Beckwith Street Storm Sewer Outlet

Motion 23

Steve Miller made a motion - Be it resolved that the Beckwith Street Storm Sewer Outlet report as submitted by Coordinator of Operations David Neely, be received and that Spriet Associates (London) be retained to produce a storm drainage study on the watershed of the Beckwith Street storm sewer outlet, providing recommendations, design for improvements, repairs, and/or alternatives options to provide sufficient and improved storm sewer capacity. Pat Brown seconded the motion. CARRIED.

8.10 Coordinator of Operations (Works) Report - Wood Chipper Truck Replacement

Motion 24

Bill Myers made a motion - Be it resolved that the Replacement of Chipper Truck report as submitted by Coordinator of Operations David Neely, be received as information and that the capital purchase of a comparable pre-owned truck to replace the existing chipper truck at a maximum price of \$30,000 be approved, and that it be funded from the Public Works Equipment reserve. Holly Foster seconded the motion. CARRIED.

8.11 Coordinator of Operations (Works) Report - Status update of Pedestrian Crossing Upgrades

Motion 25

Steve Miller made a motion - Be it resolved that the Status update on Pedestrian Crossing Upgrades report as submitted by Coordinator of Operations David Neely, be received. Brad Langstaff seconded the motion. CARRIED.

8.12 Director of Community Services Report - Community Services Information Report - July 2025

Motion 26

Holly Foster made a motion - Be it resolved that the Community Services July Information report as submitted by Director of Community Services Kendall Lindsay, be received.
Brad Langstaff seconded the motion. CARRIED.

9. NOTICES OF MOTION

9.1 Atura Power

Motion 27

Steve Miller 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 at the former site of Lambton Generating Station; Be it further resolved that this resolution's sole purpose is to satisfy the mandatory requirements of Section 4.2(c)(iii) of the LT2(c-1) RFP and may not be used for the purpose of any other form of approval in relation to the Proposal or Long-Term Capacity Services Project or for any other purpose. The Proponent has undertaken, or has committed to undertake, Indigenous and community engagement activities in respect of the Long-Term Capacity Services Project to the satisfaction of the Municipality. The Municipal Project Lands does not include lands designated as Prime Agricultural Areas in the Township of St. Clair's Official Plan.
Brad Langstaff seconded the motion. CARRIED.

9.2 **Motion 28**

Cathy Langis made a motion - **WHEREAS** the Municipality has received confirmation of a grant award for the Moore Sports Complex under the Community Sports and Recreation Infrastructure Fund;
AND WHEREAS the funding will support the implementation of the Making Waves project;
NOW THEREFORE BE IT RESOLVED THAT the allocation of funds toward the Making Waves project be formally approved, recognizing this as a cost-sharing initiative with the Province of Ontario contributing 50% of the total project cost and the Municipality funding the remaining 50%; up to a \$2million dollar total project cost;
AND THAT the Making Waves project be authorized to commence in 2025, with full implementation and completion to be achieved by the end of 2026.
Steve Miller seconded the motion. CARRIED.

10. DRAINAGE BY-LAWS

10.1 By-Law 5 of 2025 - Various Drains 2023 Maintenance With Grant

10.2 By-Law 6 of 2025 - Various Drains 2023 Maintenance With Grant

Motion 29

Bill Myers made a motion Be it resolved that the following drainage By-Laws receive all three readings and be thereby passed:

10.1 - By-Law 5 of 2025 - Various Drains 2023 Maintenance With Grant

10.2 - By-Law 6 of 2025 - Various Drains 2023 Maintenance With Grant Cathy Langis seconded the motion. CARRIED.

10.3 By-Law 7 of 2025 - Campbell Drain - Branch 1 2024 Construction

Motion 30

Brad Langstaff made a motion - Be it resolved that Drainage By-Law 7 of 2025 receive first and second readings and be thereby provisionally passed. Holly Foster seconded the motion. CARRIED.

11. BY-LAWS

11.1 By-Law 20 of 2025 - ZBLA - Courtright Townhomes - Gold Leaf

11.2 By-Law 21 of 2025 - Confirming

11.3 By-Law 22 of 2025 - Agreement with Marcotte – Dumpster Collection

Motion 31

Pat Brown made a motion - Be it resolved that the following by-laws receive all three readings and be thereby passed:

11.1 - By-Law 20 of 2025 - ZBLA - Courtright Townhomes - Gold Leaf Properties

11.2 - By-Law 21 of 2025 - Confirming

11.3 - By-Law 22 of 2025 - Agreement with Marcotte – Dumpster Collection
Brad Langstaff seconded the motion. CARRIED.

12. COUNCILLORS' REPORTS

COUNCILLOR BROWN

Councillor Brown attended the Atura Power Open House; the St. Clair River Trail meeting; the Asset Management meeting; and the announcement for the \$1 million recreational grant at the Moore Sports Complex.

Councillor Brown noted a low hanging wire at the CSX Road crossing on St. Clair Boulevard and asked staff to address it.

COUNCILLOR FOSTER

Councillor Foster attended the Open House by Atura Power and reported she has become a grandma for the first time.

COUNCILLOR LANGIS

Councillor Langis attended the Committee of Adjustment meeting; the Moore Recreational Foundation meeting; the Lambton Federation of Agriculture bus tour; the Moore Museum meeting; the announcement for the \$1 million recreational grant

at the Moore Sports Complex; and thanked the By-law enforcement team for their relentless efforts to satisfy countless complaints.

Councillor Langis reminded Council of her request to apply dust suppressant at the Mooretown Boat Launch and noted it is the only boat launch that directly abuts residential lots; she asked that its paving or installation of tar-and-chip be included as a potential project for the 2026 budget deliberations.

COUNCILLOR LANGSTAFF

Councillor Langstaff attended the Sombra Museum Committee meeting; the Lambton Federation of Agriculture bus tour; the Blueberry Social; Sombra Days; Port Lambton/Sombra Optimist Car Show; and the Atura Power Open House.

Councillor Langstaff asked staff to submit a potential capital project for the 2026 budget deliberations to pave the Smith Street extension to the community park which would conform to the Strategic Plan.

COUNCILLOR MYERS

Councillor Myers attended the Heritage St. Clair meeting; and the Moore Agricultural meetings in preparation for the International Plowing Match.

DEPUTY MAYOR MILLER

Deputy Mayor Miller attended a County Committee meeting; a County Council meeting; the Atura Open House; the Port Lambton Car Show; the Committee of Adjustment meeting; the SCRCA meeting; the Blueberry Social; Sombra Days; and the \$1 million recreational grant at the Moore Sports Complex.

MAYOR AGAR

Mayor Agar attended the County Council meeting; the OPP Board meeting; Decoration Day at the Wallaceburg Cemetery; the SLEP General Meeting; the Moore Foundation meeting; the CLCDC meeting; the LAWSS meeting; the Sarnia Canada Day Parade; the Sombra Museum Log Cabin Pavilion Dedication; Sombra Days; the \$1 million recreational grant at the Moore Sports Complex; and met with the new Vice President of Nova.

13. UPCOMING MEETINGS

- 13.1 Regular Meeting - Session 13 - August 11, 2025 at 3:00 pm
- 13.2 Regular Meeting - Session 14 - Tuesday September 2, 2025 at 3:00 pm
- 13.3 Regular Meeting - Session 15 - September 15, 2025 at 6:00 pm

14. IN CAMERA SESSION

- 14.1 Section 239(2)(b) to discuss matters related to two identifiable individuals

Motion 32

Cathy Langis made a motion - Be it resolved that the meeting enter into an in-camera meeting to discuss Section 239(2)(b) to discuss matters related to two identifiable individuals. Holly Foster seconded the motion. CARRIED.

Rise and Report

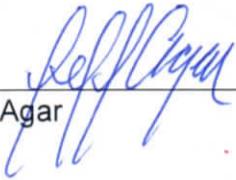
Clerk Jeff Baranek noted there was nothing to rise and report.

15. ADJOURNMENT

15.1 The meeting adjourned at 6:20 pm.

Motion 33

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

