



MINUTES

Regular Council Meeting

3:00 PM - Monday, August 11, 2025
Council Chambers

The Regular Council of the Township of St. Clair was called to order on Monday, August 11, 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

4. ADOPTION OF MINUTES

4.1 Regular Council Meeting - July 14, 2025

Motion 1

Holly Foster made a motion - Be it resolved that the minutes of the Regular Council Meeting held on July 14, 2025 be received and approved.

Cathy Langis 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:

Sombra Museum Board - June & July Minutes

St Clair River Trail Committee - May 28, 2025 Minutes

Holly Foster seconded the motion. CARRIED.

5. DELEGATIONS/PRESENTATIONS

5.1 COURT OF REVISION

3:05 pm - Campbell Drain - Branch #1

At the appointed time of 3:05 p.m., Mayor Agar declared open the Court of Revision to hear appeals of assessment for the Campbell Drain Branch 1.

Mike DeVos, of Spriet Engineering summarized his report dated December 20, 2024.

Clerk Jeff Baranek, and Engineer Mike DeVos both confirmed they did not receive any appeals for the second sitting of this Court.

Mayor Agar asked anyone in attendance if they wished to submit an appeal.

Seeing nobody wishing to make an appeal, and seeing no questions from the Court, Mayor Agar declared the hearing adjourned and asked for any forthcoming motions.

Motion 3

Bill Myers made a motion - Be it resolved that the Engineer's Report for the Campbell Drain Branch 1 submitted by Mike DeVos of Spriet Engineers dated December 20, 2024 be accepted and the assessments included therein be approved. Brad Langstaff seconded the motion. CARRIED

5.2 3:15 pm - Auditor's Report

At the appointed time of 3:15 p.m., Mayor Agar welcomed Ashley Didone of MNP Consulting to present the audited Financial Statements.

Mrs. Didone summarized the report and noted nothing of serious concern, while confirming the statements are good standing.

Motion 4

Cathy Langis made a motion - Be it resolved that the following reports be received and that the recommendations therein be approved:

2024 Draft Consolidated Financial Statements
2024 Moore Township Community and Recreational Foundation Financial Statements
2024 Operating Results for General, Water and Sanitary
2024 Reserve & Deferred Revenue Transfers
2024 St. Clair River Trail Trust Fund
2024 St. Clair Trust Funds
2024 Year End Audit Schedules
Steve Miller seconded the motion. CARRIED.

Motion 5

Cathy Langis made a motion - Be it resolved that the 2024 Draft Consolidated Financial Statements report be received and approved and that the Mayor be authorized to sign the final version which will be dated July 14, 2025. Steve Miller seconded the motion. CARRIED.

Motion 6

Cathy Langis made a motion - Be it resolved that the 2024 audit findings and independence letter for the consolidated financial statements for St. Clair Township be received. Steve Miller seconded the motion. CARRIED.

Motion 7

Cathy Langis made a motion - Be it resolved that the 2024 Draft Moore Township Community and Recreational Foundation for St. Clair Township report be received and approved and that the Mayor be authorized to sign the

final version which will be dated July 14, 2025. Steve Miller seconded the motion. CARRIED.

Motion 8

Cathy Langis made a motion - Be it resolved that the 2024 audit findings and independence letter for the Moore Township Community and Recreational Foundation for St. Clair Township be received. Steve Miller seconded the motion. CARRIED.

Motion 9

Cathy Langis made a motion - Be it resolved that the 2024 operating results analysis for the general fund on Exhibit A1, B1 & C1 be received and approved, and the \$2,047,025 surplus generated on the cash basis be transferred to the Year End Surplus reserve. Steve Miller seconded the motion. CARRIED.

Motion 10

Cathy Langis made a motion - Be it resolved that the 2024 water results under PSAB be received and approved and that the \$1,088,155 surplus generated on the cash basis be transferred to water reserves on Exhibit E line 30. Steve Miller seconded the motion. CARRIED.

Motion 11

Cathy Langis made a motion - Be it resolved that the 2024 sanitary results under PSAB be received and approved and that the \$140,601 deficit generated on the cash basis be financed from the sanitary reserves on Exhibit F line 34. Steve Miller seconded the motion. CARRIED.

Motion 12

Cathy Langis made a motion - Be it resolved that the uncompleted 2024 General Capital Projects listed on schedule A-1, lines 43 to 54, totaling \$858,200, and Drain Capital Projects listed on lines 56 to 60, totaling \$292,000, be transferred to reserves. Steve Miller seconded the motion. CARRIED.

Motion 13

Cathy Langis made a motion - Be it resolved that the 2024 actual transfers to/from reserves, as shown on Schedules A-1 to A2, be received and approved. Steve Miller seconded the motion. CARRIED.

Motion 14

Cathy Langis made a motion - Be it resolved that the deferred revenue transfers, as detailed on Schedules D to D1, be received and approved. Steve Miller seconded the motion. CARRIED.

Motion 15

Cathy Langis made a motion - Be it resolved that the 2024 Capital Budget reconciliation budget to actual), as outlined on Schedules E1 - E2, be received and approved. Steve Miller seconded the motion. CARRIED.

Motion 16

Cathy Langis made a motion - Be it resolved that the 2024 draft St. Clair Township River Trail Trust Fund Financial Statements be received and approved and to authorize the mayor to sign the final version which will be dated July 14, 2024. Steve Miller seconded the motion. CARRIED.

Motion 17

Cathy Langis made a motion - Be it resolved that the 2024 audit findings and independence letters for the St. Clair River Trail Trust Fund be received. Steve Miller seconded the motion. CARRIED.

Motion 18

Cathy Langis made a motion - Be it resolved that the 2024 draft Trust Funds Financial Statements for St. Clair Township be received and approved and to authorize the mayor to sign the final version which will be dated July 14, 2025. Steve Miller seconded the motion. CARRIED.

Motion 19

Cathy Langis made a motion - Be it resolved that the 2024 audit findings and independence letter for the St. Clair Trust Funds for St. Clair Township be received. Steve Miller seconded the motion. CARRIED.

Motion 20

Cathy Langis made a motion - Be it resolved that the following year end December 31, 2024, reports be received and approved. Steve Miller seconded the motion. CARRIED.

5.3 3:25 pm - Annette Wares - Adrienne Dunne - Backyard Chickens

At the appointed time of 3:25 p.m., Annette Wares of 1588 Councillors Street, addressed Council seeking an amendment to the Zoning Bylaw to permit chickens in residential areas.

Mrs. Wares submitted a very detailed statement reporting multiple health benefits having chickens in your backyard supports including physiological, physical, and nutritional.

Mrs. Wares also submitted a petition containing 241 signatures of residents in favour of amending Township bylaws to permit chickens in residential areas; though Council noted many of the signees do not reside in St. Clair Township.

Councillor Langis confirmed with staff and Mrs. Wares that her neighbours have submitted a complaint about the chickens which resulted in Township Bylaw Enforcement seeking their relocation; which triggered this request before Council. Councillor Langis noted she is aware of other properties who have illegal chickens and noted they have resulted in many disputes between neighbours.

Deputy Mayor adamantly noted he is not in favour of this, or any other livestock in residential areas; and Councillor Foster concurred.

Motion 21

Cathy Langis made a motion - Be it resolved that staff be directed to consult with other municipalities within Lambton County to determine if they allow chickens in residential areas; and if so, what limitations and regulations are prescribed thereon. Brad Langstaff seconded the motion. CARRIED

6. CORRESPONDENCE ITEMS

6.1 Ongoing Flooding Issue - 364 Alfred Street

Motion 22

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

- 6.1 - Ongoing Flooding Issue - 364 Alfred Street
 - 6.2 - Eastern Power - Request for Municipal Support
 - 6.3 - Request for Reduced Speed on Lyndoch Street, Corunna
 - 6.4 - Request for a New Stop Sign - Bentinck Drive and Paddock Green Circle
 - 6.5 - Request for Waterfront Improvement - Mooretown
 - 6.6 - Request for Waterfront Improvement - Port Lambton
 - 6.7 - Lady Flags Donation Request
 - 6.8 - Welcome to Sombra Sign - Location Concern
- Brad Langstaff seconded the motion. CARRIED.

- 6.2 Eastern Power - Request for Municipal Support

Motion 23

Brad Langstaff made a motion **Eastern 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 477 Oil Springs Line;

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. Eastern Power 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.

Holly Foster seconded the motion. CARRIED.

- 6.3 Request for Reduced Speed on Lyndoch Street, Corunna

Motion 24

Steve Miller made a motion - Be it resolved that Township staff be directed to produce a report to consider the request for a reduced speed limit on Lyndoch Street. Cathy Langis seconded the motion. CARRIED.

- 6.4 Request for a New Stop Sign - Bentinck Drive and Paddock Green Circle

Motion 25

Steve Miller made a motion - Be it resolved that Township staff be directed to produce a report to consider the request for a new stop sign on Bentinck Drive. Cathy Langis seconded the motion. CARRIED.

- 6.5 Request for Waterfront Improvement - Mooretown

Motion 26

Holly Foster made a motion - Be it resolved that Township staff be directed to produce a report to consider the request for waterfront improvements in Mooretown at St. James Street.

Bill Myers seconded the motion. CARRIED

- 6.6 Request for Waterfront Improvement - Port Lambton

Motion 27

Holly Foster made a motion - Be it resolved that Township staff be directed to produce a report to consider the request for waterfront improvements in Port Lambton at Moore Street.

Bill Myers seconded the motion. CARRIED

6.7 Lady Flags Donation Request

Motion 28

Holly Foster made a motion - Be it resolved that the Lady Flags donation request be received and filed and that they be encouraged to submit the request as part of the 2026 Budget deliberations. Cathy Langis seconded the motion. CARRIED

6.8 Welcome to Sombra Sign - Location Concern

Motion 29

Brad Langstaff made a motion - Be it resolved that Township staff be directed to look into alternate locations for the Sombra Village Sign inclusive of potential costs for its relocation utilizing \$1000 donation from the requestor. Bill Myers seconded the motion. CARRIED

7. INFORMATION ITEMS

7.1 Lambton Group Police Services Board - Minutes - April 6, 2025

7.2 Lambton Group OPP Detachment Board - Meeting Highlights - June 2025

7.3 Building Permit Comparison - June 2025

7.4 Rail Safety Week 2025 Proclamation Request

Motion 30

Pat Brown made a motion - Be it resolved that the following information items be received:

7.1 - Lambton Group Police Services Board - Minutes - April 6, 2025

7.2 - Lambton Group OPP Detachment Board - Meeting Highlights - June 2025

7.3 - Building Permit Comparison - June 2025

7.4 - Rail Safety Week 2025 Proclamation Request Steve Miller seconded the motion. CARRIED.

Motion 31

Holly Foster made a motion WHEREAS Rail Safety Week is to be held across Canada from September 15 to 21, 2025;

WHEREAS, 261 railway crossing and trespassing incidents occurred in Canada in 2024; resulting in 68 avoidable fatalities and 58 avoidable serious injuries;

WHEREAS, educating and informing the public about rail safety (reminding the public that railway rights-of-way are private property, enhancing public awareness of the dangers associated with highway rail grade crossings, ensuring pedestrians and motorists are looking and listening while near railways, and obeying established traffic laws) will reduce the number of avoidable fatalities and injuries cause by incidents involving trains and citizens; and

WHEREAS Operation Lifesaver is a public/private partnership whose aim is to work with the public, rail industry, governments, indigenous communities, police services, media and others to raise rail safety awareness;

WHEREAS CN and Operation Lifesaver have requested City Council adopt this resolution in support of its ongoing efforts to raise awareness, save lives and prevent injuries in communities, including our municipality;

It is hereby RESOLVED to support national Rail Safety Week to be held from September 15 to 21, 2025. Bill Myers seconded the motion. CARRIED.

8. REPORTS OF COMMITTEES AND STAFF

- 8.1** Treasurer Report - Annual Repayment Limit (ARL) and Debt 2023 through 2057

Motion 32

Holly Foster made a motion - Be it resolved that the 2023 Annual Repayment Limit (ARL) and Long-Term Debt Forecast report as submitted by Treasurer George Lozon, be received. Bill Myers seconded the motion. CARRIED.

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

Motion 33

Cathy Langis 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 July 6, 2025, to August 2, 2025, totaling \$4,239,948.31; and RBC Visa charges for the period June 17, 2025, to July 15, 2025, totaling \$37,516.36. Pat Brown seconded the motion. CARRIED.

- 8.3** Treasurer Report - Financial Statements for the Period January to June 2025

Motion 34

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

Holly Foster seconded the motion. CARRIED.

- 8.4** Financial Analyst Report - Authorization to Initiate Update of the Development Charge By-Law and Background Study

Motion 35

Cathy Langis made a motion - Be it resolved that the Authorization to Initiate Update of the Development Charge By-Law and Background Study Report as submitted by Treasurer George Lozon be received and that the Treasurer be authorized to initiate the process of updating the Township of St. Clair's Development Charge By-Law and to issue a Request for Proposal (RFP) for the preparation of a Development Charge Background Study. Pat Brown seconded the motion. CARRIED.

- 8.5** Financial Analyst Report - Water Financial Plan 2025 to 2033

Motion 36

Cathy Langis made a motion - Be it resolved that the Water Financial Plan 2025 to 2033 report as submitted by Financial Analyst Charles Quenneville, be received and that the Water Financial Plan (Permit # 029-301A), as presented in Exhibit A-1 to A-3 be approved. Bill Myers seconded the motion. CARRIED.

- 8.6** Director of Emergency Services/Fire Chief Report - July Fire Department Report

Motion 37

Holly Foster made a motion - Be it resolved that the Monthly Fire Department Report for July 2025 as submitted by the Director of Emergency Services / Fire Chief Richard Boyes, be received. Pat Brown seconded the motion. CARRIED.

8.7 Coordinator of Engineering Report - Hill Street Ditch Infill

Motion 38

Pat Brown made a motion - Be it resolved that the "Hill Street Ditch Infill" report as submitted by Coordinator of Engineering Andrew Malpass be received. Holly Foster seconded the motion. CARRIED.

Motion 39

Steve Miller made a motion - Be it resolved that closing in the ditch along Hill Street at Bayhill Drive be included in the 2026 Capital Budget deliberations. Pat Brown seconded the motion. CARRIED

8.8 Coordinator of Engineering Report - Rural Microsurfacing Treatment - Additional Scope

Motion 40

Cathy Langis made a motion - Be it resolved that the Rural Microsurfacing Treatment – Additional Scope report as submitted by Coordinator of Engineering Andrew Malpass be received; and that the addition of Lasalle Line from Kimball Road to Indian Road South be approved. Holly Foster seconded the motion. CARRIED.

8.9 Coordinator of Operations (Public Works) Report - 364 Alfred Street - Drainage Concerns

Motion 41

Steve Miller made a motion - Be it resolved that the 364 Alfred Street – Drainage Concerns report as submitted by Coordinator of Operations David Neely, be received. Pat Brown seconded the motion. CARRIED.

8.10 Coordinator of Operations (Public Works) Report - Results of RFQ for Replacement of Two Road Culverts

Motion 42

Brad Langstaff made a motion - Be it resolved that the Results of RFQ for Replacement of Two Road Culverts report as submitted by Coordinator of Operations David Neely be received. Steve Miller seconded the motion. CARRIED.

8.11 Director of Community Services Report - July Information

Motion 43

Cathy Langis made a motion - Be it resolved that the Community Services Information Report August report as submitted by Director of Community Services be received.

Bill Myers seconded the motion. CARRIED.

9. BY-LAWS

9.1 By-Law 24 of 2025 - Confirming By-Law

Motion 44

Cathy Langis made a motion - Be it resolved that By-Law 24 of 2025 - A Confirming By-Law receive all three readings and be thereby passed. Bill Myers seconded the motion. CARRIED.

10. COUNCILLORS' REPORTS

COUNCILLOR BROWN

Councillor Brown attended the Mooretown Campground Committee meeting; the Moore Museum Volunteers Dinner; the SCRCA executive meeting; the retirement party for longtime Township employee Stephanie Agar; Captain Kidd Days in Corunna; and participated in the Port Lambton Gala Days Parade.

Councillor Brown thanked and congratulated all volunteers who put on all the wonderful community events. They were all very well organized and attended and simply would not be possible without our devoted volunteers.

COUNCILLOR FOSTER

Councillor Foster attended the Moore Museum Volunteer Dinner; and the Corunna Car Show where the proceeds were donated to the St. Andrew's Food Bank; and she attended Captain Kidd Days noting it was a very well run event. Councillor Foster thanked the volunteers from all community events for donating their time to run such wonderful community events.

COUNCILLOR LANGIS

Councillor Langis attended the Campground Committee meeting; the Committee of Adjustment meeting; the Moore Museum Volunteer Dinner; Stephanie Agar's retirement dinner; and Captain Kidd Days.

COUNCILLOR LANGSTAFF

Councillor Langstaff thanked Councillor Myers for attending the Sombra Museum meeting on his behalf; and attended Port Lambton Gala Days.

COUNCILLOR MYERS

Councillor Myers attended the Sombra Museum meeting; and some meetings in preparation for the upcoming Brigden Fair.

DEPUTY MAYOR MILLER

Deputy Mayor Miller reported an injured child had to wait 45 minutes for an ambulance to respond to MacDonald Park and asked staff to continue to pursue quicker response times for the area.

MAYOR AGAR

Mayor Agar attended the Mooretown Campground Committee meeting; met with the new Corunna Kiwanis Club; met with Chief Janelle Nahmabin of Aamjiwnaang; attended the Normal Judith Alix Foundation meeting; the LAWSS Board meeting; met with CEO Matthew Slotwinski of SLEP; participated in the Port Lambton Gala Days Parade; attended Captain Kidd Days; met with the organizers of the International Plowing Match; attended the Warwick Cornfest where he got a photo of the Memorial Cup with London Knight Evan Van Gorp; and attended the Brigden Fair Ambassador Contest.

Mayor Agar also presented Fire Chief Boyes with a set of stripes commemorating his 40 years of service to fire suppression in Ontario. Congratulations to Chief Boyes.

11. UPCOMING MEETINGS

- 11.1** Regular Meeting - Session 14 - Tuesday, September 2, 2025 at 3:00 pm
- 11.2** Regular Meeting - Session 15 - September 15, 2025 at 6:00 pm
- 11.3** Regular Meeting - Session 16 - October 6, 2025 at 3:00 pm

12. IN CAMERA SESSION

12.1 Section 239(2)(k) to consider a position on an upcoming negotiation

Motion 45

Brad Langstaff made a motion - Be it resolved that the meeting enter into an in-camera meeting to discuss Section 239(2)(k) to consider a position on an upcoming negotiation. Bill Myers seconded the motion. CARRIED.

Rise and Report

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

13. ADJOURNMENT

13.1 The meeting was adjourned at 5:00 pm.

Motion 46

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



Mayor - Jeff Agar



Clerk - Jeff Baranek

