



Township of St. Clair

Minutes

Regular Council Meeting

Tuesday, September 2, 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 Meeting - August 11, 2025

[DRAFT Regular Council - 11 August 2025 - Minutes](#)

4.2. Minutes of the Sombra Museum Board - August 26, 2025

[Minutes of the Sombra Museum Board - August 26, 2025](#)

5. DELEGATIONS/PRESENTATIONS

5.1. 3:10 pm - William Alexander - Appeal of Tidy Yard Order

[Appeal of TY Order - Received August 6 2025](#)

6. CORRESPONDENCE ITEMS

6.1. Chicken Educational Letter - Judy Krall, Enniskillen

[Chicken Educational Letter](#)

7. INFORMATION ITEMS

7.1. St. Clair Region Conservation Authority - Meeting Highlights - April & June

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

7.2. Building Permit Comparison - July 2025

[Building Permit Comparison - July 2025](#)

7.3. Corunna Street Festival - Letter to Council

[Corunna Street Festival - Letter to Council](#)

8. REPORTS OF COMMITTEES AND STAFF

8.1. [Clerk Report](#) - Chickens in Residential Areas

[Clerk Report - Chickens in Residential Areas](#)

8.2. [Treasurer Report](#) - Donation to the 2027 Lambton County International Plowing Match

[2025 to 2027 Lambton County International Plowing Match Donation](#)

8.3. [Treasurer Report](#) - Vendor Invoices and RBC VISA Charges

[Vendor Invoices and RBC VISA Charges](#)

- 8.4. Treasurer Report - Financial Statements
[Financial Statements](#)
- 8.5. Director of Emergency Services / Fire Chief Report - August Fire Department Report
[August 2025 Fire Services Council Report](#)
- 8.6. Director of Public Works Report - Water / Wastewater Rate Study - Request for Proposal
[Water Wastewater Rate Study RFP](#)
- 8.7. Coordinator of Engineering Report - Brigden Water Tower Access Road and Storm Pipe Repairs
[Brigden Water Tower Project](#)
- 8.8. Coordinator of Engineering Report - Moore Street, Port Lambton - Waterfront Improvements
[Moore Street Waterfront](#)
- 8.9. Coordinator of Operations Public Works Report - July/August Water/Wastewater Operations Report
[July and August Water Wastewater Operations Report](#)
- 8.10. Director of Community Services Report - Golf Course Clubhouse Project Report
[Golf Course Clubhouse Project Report](#)
- 8.11. Director of Community Services Report - Community Services Information Report
[Community Services Information Report](#)
- 8.12. Coordinator of Parks and Recreation Report - Campground Operations September through October 2025
[Campground Information](#)
- 8.13. Coordinator of Parks and Recreation Report - Cathcart Campground Main Disconnect Replacement
[Cathcart Main Disconnect Replacement](#)
- 8.14. Coordinator of Parks and Recreation Report - Moore Sports Complex Asphalt Repairs
[MSC Asphalt Repairs](#)
- 8.15. Coordinator of Facilities Report - Meeting Room #2 Renovation - Victim Services Room
[MSC Meeting room 2 - Victim Services](#)
- 8.16. Coordinator of Parks and Recreation Report - Sport Field Lighting
[Sport Field Lighting](#)

9. DRAINAGE BY-LAWS

- 9.1. By-Law 07 of 2025 Campbell Drain - Branch 1 2024
[By-Law 07 of 2025 Campbell Drain - Branch 1 2024](#)
- 9.2. By-Law 08 of 2025 Various Drains 2024 Spraying - No Grant
[By-Law 08 of 2025 Various Drains 2024 Spraying - No Grant](#)
- 9.3. By-Law 09 of 2025 Various Drains 2024 Spraying - No Grant
[By-Law 09 of 2025 Various Drains 2024 Spraying - No Grant](#)
- 9.4. By-Law 10 of 2025 Various Drains 2024 Spraying - No Grant
[By-Law 10 of 2025 Various Drains 2024 Spraying - No Grant](#)
- 9.5. By-Law 20 of 2025 McDonald-Andrews Drain - 2024 Construction
[By-Law 20 of 2025 McDonald-Andrews Drain 2024 Construction](#)

10. BY-LAWS

- 10.1. By-Law 23 of 2025 - Records Management TOMRMS By-Law

[DRAFT B-L 23 of 2025 - Records Management TOMRMS Bylaw](#)

- 10.2. By-Law 25 of 2025 - Fire Route By-Law
[DRAFT B-L 25 of 2025 - Fire Route By-law](#)
- 10.3. By-Law 26 of 2025 - AMENDING BY-LAW - to amend Fire Open Burning By-Law 55 of 2017 to prohibit offensive smoke
[DRAFT B-L 26 of 2025 - AMENDING BY-LAW - to amend Fire Open Burning Bylaw 55 of 2017 to prohibit offensive smoke](#)
- 10.4. By-Law 27 of 2025 - Confirming
[DRAFT B-L 27 of 2025 - Confirming](#)

11. COUNCILLORS' REPORTS

12. UPCOMING MEETINGS

- 12.1. Regular Meeting - Session 15 - September 15, 2025 at 6:00 pm
- 12.2. Regular Meeting - Session 16 - October 6, 2025 at 3:00 pm
- 12.3. Regular Meeting - Session 17 - October 20, 2025 at 6:00 pm

13. IN CAMERA SESSION

- 13.1. Section 239(2)(e) to discuss the Township's position on potential litigation
- 13.2. Section 239(2)(c) to provide an update on a potential acquisition of land
- 13.3. Section 239(2)(c) to consider a potential disposition of land

14. ADJOURNMENT



MINUTES

Regular Council Meeting

3:00 PM - Tuesday, September 2, 2025
Council Chambers

The Regular Council of the Township of St. Clair was called to order on Tuesday, September 2, 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 Meeting - August 11, 2025

Motion 1

Cathy Langis made a motion - Be it resolved that the minutes of the Regular Council Meeting held on August 11, 2025 be received and approved. Holly Foster seconded the motion. CARRIED.

4.2 Minutes of the Sombra Museum Board - August 26, 2025

Motion 2

Bill Myers made a motion - Be it resolved that the minutes of the Sombra Museum Board held August 26, 2025 be accepted and approved. Pat Brown seconded the motion. CARRIED.

Motion 3

Brad Langstaff made a motion - Be it resolved that the Sombra Museum Board donate \$4000 towards the project to improve the drainage at the Sombra Museum Cultural Centre, and the balance of project, approximately \$11,000 according to the lowest quote submitted by Rottier Excavation be funded by the Environment and Education Fund.

Holly Foster seconded the motion. CARRIED.

5. DELEGATIONS/PRESENTATIONS

5.1 3:10 pm - William Alexander - Appeal of Tidy Yard Order

At the appointed time of 3:10 p.m., Mayor Agar declared open the next item on the agenda being an appeal submitted by the owner of the property known as 156 Main Street Courtright against an Order to Comply that was issued under the authority of the Clearing of Land By-law 33 of 2020.

On Wednesday May 28, the Township of St. Clair received a formal complaint by telephone call against the property known as 156 Main Street Courtright. On that same day, the complaint was forwarded to the County of Lambton to initiate an investigation.

County of Lambton Bylaw and Property Standard Officer Jessica Vandenberghe presented her evidence and timeline to Council.

The appellant, Mr. Alexander made his submissions to Council. He questions what some of the items included in the appeal were; then reported he was in-between jobs so he was low on money and time as he sought other employment. Mr. Alexander stated that the trailers in question are licensed but he takes the plates off when not in-use as they have been stolen in the past.

Once all submissions were made and questions answered, Mayor Agar asked for a motion on how to respond to the appeal.

Motion 4

Steve Miller made a motion - Be it resolved that the Tidy Yards Order issued against the property known as 156 Main Street be confirmed in its entirety and that the Owner be provided 15 days to comply. Holly Foster seconded the motion. CARRIED

6. CORRESPONDENCE ITEMS

6.1 Chicken Educational Letter - Judy Krall, Enniskillen

Motion 5

Steve Miller made a motion - Be it resolved that Council accept the Chicken Educational Letter submitted by Judy Krall of Enniskillen and that it be received as per Council's direction. Bill Myers seconded the motion. CARRIED.

7. INFORMATION ITEMS

7.1 St. Clair Region Conservation Authority - Meeting Highlights - April & June

7.2 Building Permit Comparison - July 2025

7.3 Corunna Street Festival - Letter to Council

Motion 6

Brad Langstaff made a motion - Be it resolved that the following information items be received:

7.1 - St. Clair Region Conservation Authority - Meeting Highlights - April & June

7.2 - Building Permit Comparison - July 2025

7.3 - Corunna Street Festival - Letter to Council Pat Brown seconded the motion. CARRIED.

8. REPORTS OF COMMITTEES AND STAFF

8.1 Clerk Report - Chickens in Residential Areas

Motion 7

Holly Foster made a motion - Be it resolved that the Chickens in Residential Areas report as submitted by Clerk Jeff Baranek, be received. Pat Brown seconded the motion. CARRIED.

Motion 8

Holly Foster made a motion - Be it resolved that the request to amend the Zoning By-Law to allow chickens in residential areas be denied and that chickens in residential areas must be removed within 15 days. Steve Miller seconded the motion. CARRIED.

8.2 Treasurer Report - Donation to the 2027 Lambton County International Plowing Match

Motion 9

Bill Myers made a motion - Be it resolved that the Donation to the 2027 Lambton County International Plowing Match report as submitted by Treasurer George Lozon, be received and that an annual donation of \$33,333.33 for three years, to be funded through the Environment and Education Fund be authorized. Pat Brown seconded the motion. CARRIED.

8.3 Treasurer Report - Vendor Invoices and RBC VISA Charges

Motion 10

Brad Langstaff 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 August 3, 2025, to August 23, 2025, totaling \$1,667,643.77; and RBC Visa charges for the period July 16, 2025, to August 15, 2025, totaling \$53,480.38. Pat Brown seconded the motion. CARRIED.

8.4 Treasurer Report - Financial Statements

Motion 11

Brad Langstaff 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.

8.5 Director of Emergency Services / Fire Chief Report - August Fire Department Report

Motion 12

Steve Miller made a motion - Be it resolved that the Monthly Fire Department Report for August 2025 as submitted by Director of Emergency Services / Fire Chief Richard Boyes, be received. Cathy Langis seconded the motion. CARRIED.

8.6 Director of Public Works Report - Water / Wastewater Rate Study - Request for Proposal

Motion 13

Cathy Langis made a motion - Be it resolved that the Water / Wastewater Rate Study – Request for Proposal report as submitted by Director of Public Works Brian Black, be received; and that the proposal submitted by DFA Infrastructure International Inc. in the amount of \$28,925 plus HST be accepted

and the Mayor and Clerk be authorized to sign the agreement. Brad Langstaff seconded the motion. CARRIED.

- 8.7 Coordinator of Engineering Report - Brigden Water Tower Access Road and Storm Pipe Repairs

Motion 14

Steve Miller made a motion - Be it resolved that the Brigden Water Tower Access Road and Storm Pipe Repairs report as submitted by Coordinator of Engineering Andrew Malpass, be received; and that a change order for \$92,255.00 plus HST be approved under the Duncan and Steadman Street Reconstruction contract to be funded by the approved capital project budget for the Brigden Water Tower Access Road and Storm Pipe Repairs project. Cathy Langis seconded the motion. CARRIED.

- 8.8 Coordinator of Engineering Report - Moore Street, Port Lambton - Waterfront Improvements

Motion 15

Holly Foster made a motion - Be it resolved that the Moore Street, Port Lambton – Waterfront Improvements report as submitted by Coordinator of Engineering Andrew Malpass, be received. Cathy Langis seconded the motion. CARRIED.

Motion 16

Holly Foster made a motion - Be it resolved that Township staff be directed to produce a report to consider cost saving alternatives for erosion control that are accepted practices by the St. Clair Region Conservation Authority. Cathy Langis seconded the motion. CARRIED.

- 8.9 Coordinator of Operations Public Works Report - July/August Water/Wastewater Operations Report

Motion 17

Cathy Langis made a motion - Be it resolved that the July/August Water/Wastewater Operations report as submitted by Coordinator of Operations Chris Westbrook, be received. Steve Miller seconded the motion. CARRIED.

- 8.10 Director of Community Services Report - Golf Course Clubhouse Project Report

Motion 18

Cathy Langis made a motion - Be it resolved that the Golf Course Clubhouse Project report as submitted by Director of Community Services Kendall Lindsay, be received; and that applying the golf course reserves of \$350,000 to the Club House project be approved. Holly Foster seconded the motion. CARRIED.

Motion 19

Steve Miller made a motion - Be it resolved that \$75,000 from the annual Operating Budget be committed to the debenture payment for the golf course clubhouse renovation project; representing the former operating costs of the Courtright Community Hall. Holly Foster seconded the motion. CARRIED 5-2 (opposed: Bill Myers and Pat Brown).

- 8.11 Director of Community Services Report - Community Services Information Report

Motion 20

Cathy Langis made a motion - Be it resolved that the Community Services Information report for September as submitted by Director of Community Services Kendall Lindsay, be received.

Brad Langstaff seconded the motion. CARRIED.

- 8.12 Coordinator of Parks and Recreation Report - Campground Operations September through October 2025

Motion 21

Holly Foster made a motion - Be it resolved that the Campground Operations September through October 2025 report as submitted by Coordinator of Parks and Recreation Sue Knight, be received as information. Steve Miller seconded the motion. CARRIED.

- 8.13 Coordinator of Parks and Recreation Report - Cathcart Campground Main Disconnect Replacement

Motion 22

Steve Miller made a motion - Be it resolved that the Cathcart Main Disconnect Replacement report as submitted by Coordinator of Parks and Recreation Sue Knight, be received; and that funding the \$13,329.28 before HST from Cathcart Reserves and awarding this job to MN Mechanical be approved. Brad Langstaff seconded the motion. CARRIED.

- 8.14 Coordinator of Parks and Recreation Report - Moore Sports Complex Asphalt Repairs

Motion 23

Cathy Langis made a motion - Be it resolved that the Moore Sports Complex Asphalt Repairs report as submitted by Coordinator of Parks and Recreation Sue Knight, be received; and that funding the \$96,783.98 from Complex Capital Reserves and awarding this job to Hollinworth Asphalt Repair be approved. Holly Foster seconded the motion. CARRIED.

- 8.15 Coordinator of Facilities Report - Meeting Room #2 Renovation - Victim Services Room

Motion 24

Brad Langstaff made a motion - Be it resolved that the Meeting Room #2 Renovations - Victim Services Room report as submitted by Coordinator of Facilities Marcus Courchesne, be received and that the relocation of Victim Services to the renovated office space located off meeting room 2 at the Moore Sports Complex be approved;

Be it further resolved that the scope of work within this report is approved and is funded from the \$25,000 approved at Capital Budget 2025 deliberations. Holly Foster seconded the motion. MOTION LOST.

- 8.16 Coordinator of Parks and Recreation Report - Sport Field Lighting

Motion 25

Brad Langstaff made a motion - Be it resolved that the Sports Field Lighting report as submitted by Coordinator of Parks and Recreation Sue Knight, be received and that direction be provided to staff regarding the future of lit sports fields—specifically with respect to potential infrastructure investment or service reduction—so that staff may proceed with preparations for the upcoming capital budget. Bill Myers seconded the motion. CARRIED.

9. DRAINAGE BY-LAWS

- 9.1 By-Law 07 of 2025 Campbell Drain - Branch 1 2024

- 9.2 By-Law 08 of 2025 Various Drains 2024 Spraying - No Grant

9.3 By-Law 09 of 2025 Various Drains 2024 Spraying - No Grant

9.4 By-Law 10 of 2025 Various Drains 2024 Spraying - No Grant

Motion 26

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

9.1 - By-Law 07 of 2025 Campbell Drain - Branch 1 2024

9.2 - By-Law 08 of 2025 Various Drains 2024 Spraying - No Grant

9.3 - By-Law 09 of 2025 Various Drains 2024 Spraying - No Grant

9.4 - By-Law 10 of 2025 Various Drains 2024 Spraying - No Grant
Cathy Langis seconded the motion. CARRIED.

9.5 By-Law 20 of 2025 McDonald-Andrews Drain - 2024 Construction

Motion 27

Bill Myers made a motion - Be it resolved that Drainage By-Law 20 of 2025 receive first and second readings and be thereby provisionally passed. Holly Foster seconded the motion. CARRIED.

10. BY-LAWS

10.1 By-Law 23 of 2025 - Records Management TOMRMS By-Law

10.2 By-Law 25 of 2025 - Fire Route By-Law

10.3 By-Law 26 of 2025 - AMENDING BY-LAW - to amend Fire Open Burning By-Law 55 of 2017 to prohibit offensive smoke

10.4 By-Law 27 of 2025 - Confirming

Motion 28

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

10.1 - By-Law 23 of 2025 - Records Management TOMRMS By-Law

10.2 - By-Law 25 of 2025 - Fire Route By-Law

10.3 - By-Law 26 of 2025 - AMENDING BY-LAW - to amend Fire Open Burning By-Law 55 of 2017 to prohibit offensive smoke

10.4 - By-Law 27 of 2025 - Confirming
Brad Langstaff seconded the motion. CARRIED.

11. COUNCILLORS' REPORTS

COUNCILLOR BROWN

Councillor Brown attended the Warden's Picnic and thanked Warden Kevin Marriott for hosting; the AMO Conference in Ottawa; the Ontario Federation of Agriculture regional meeting at the Parkway Golf Course; and met Premier Ford at an event at the Sarnia Golf and Curling Club.

COUNCILLOR FOSTER

Councillor Foster attended the AMO Conference where she enjoyed participating in the roundtable discussions; she emphasized the importance of quarterly financial reports; and she encouraged staff to ensure the snack bar will be open and operational for the Mooretown Flags Home Opener scheduled for September 13.

COUNCILLOR LANGIS

Councillor Langis attended the Warden's Picnic; the Corunna Fire Department Car Wash; the Rec Club golf event; and the Committee of Adjustment meeting.

COUNCILLOR LANGSTAFF

Councillor Langstaff attended the drainage committee meeting; the Sombra Museum meeting; the Warden's Picnic; and thanked staff for their persistence and hard work on their work on the O'Leary Drain.

COUNCILLOR MYERS

Councillor Myers attended the Drainage Committee meeting; the Warden's Picnic; the Moore Agricultural Foundation's 175th community event; and fielded many concerns raised by ratepayers.

DEPUTY MAYOR MILLER

Deputy Mayor Miller attended the Warden's Picnic; the AMO Conference in Ottawa; and the Committee of Adjustment meeting.

MAYOR AGAR

Mayor Agar attended the OPP Board meeting; the Warden's Picnic; the AMO Conference where he spoke with representatives from Bell about improved local service, spoke with reps from the IESO about support for the multiple local projects seeking their approval, talked with reps from OPG about the site's redevelopment, and got a one on one audience with Minister Lecce.

Mayor Agar participated in the Rec Club's Golf Tournament; and had a meeting with Greenfield Calpine.

Mayor Agar closed his report by expressing his continued frustration with a lack of response from MTO regarding the haul route for the NORM (Naturally Occurring Radioactive Materials) to Clean Harbors. Mayor Agar has continued to seek this clarification and continues to be met with inabilities to answer that one simple question.

12. UPCOMING MEETINGS

- 12.1 Regular Meeting - Session 15 - September 15, 2025 at 6:00 pm
- 12.2 Regular Meeting - Session 16 - October 6, 2025 at 3:00 pm
- 12.3 Regular Meeting - Session 17 - October 20, 2025 at 6:00 pm

13. IN CAMERA SESSION

- 13.1 Section 239(2)(e) to discuss the Township's position on potential litigation
- 13.2 Section 239(2)(c) to provide an update on a potential acquisition of land
- 13.3 Section 239(2)(c) to consider a potential disposition of land

Motion 29

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)(e) to discuss the Township's position on potential litigation

13.2 - Section 239(2)(c) to provide an update on a potential acquisition of land

13.3 - Section 239(2)(c) to consider a potential disposition of land 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 5:15 pm.

Motion 30

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

Mayor - Jeff Agar



Clerk - Jeff Baranek

