



# Township of St. Clair

## Minutes

Regular Council Meeting

Monday, March 17, 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 Meeting - March 3, 2025  
[DRAFT Regular Council - 3 March 2025 - Minutes](#)
- 4.2. Operating Budget Meeting - March 6, 2025  
[2025 Operating Budget Minutes - March 6, 2025](#)
- 4.3. Minutes of Township Committees:  
[Minutes of the Sombra Museum Board - February 2025](#)  
[St. Clair River Trail Meeting Minutes - November 2024](#)  
[Moore Museum Advisory Committee Minutes and Reports - February 2025](#)

### 5. DELEGATIONS/PRESENTATIONS

- 5.1. 6:10 p.m. - [Brian Clark, Project Designer at Broadwell Air Domes](#)  
Indoor Sports Facility Presentation
- 5.2. 6:20 p.m. - [Lambton St. Clair Community Pilot Pasture Project -](#)  
[Ralph Eyre](#)

### 6. CORRESPONDENCE ITEMS

- 6.1. Municipal Authorization for Larviciding 2025  
[Municipal Authorization for Larviciding 2025](#)
- 6.2. Royal Canadian Legion - Golf Tournament Sponsorship Request  
[Wallaceburg Legion - Golf Sponsorship Request](#)
- 6.3. Corunna Street Festival - Council Letter 2025  
[Council letter 2025 Street Festival](#)

### 7. INFORMATION ITEMS

- 7.1. Lambton Group OPP Detachment Board - Meeting Highlights  
[LGODB meeting highlights](#)
- 7.2. Lambton County Council approves 2025 County Budget  
[Lambton County Council approves 2025 County Budget](#)

- 7.3. Stand for Canada Letter from Brampton Mayor to Local Governments in Ontario - March 2025  
[Stand For Canada Letter from Mayor to Local Governments in Ontario](#)
- 7.4. Impact of Tariffs March 6, 2025 - Chatham Kent Resolution  
[Impact of Tariffs March 6 2025](#)

## **8. REPORTS OF COMMITTEES AND STAFF**

- 8.1. [Treasurer Report - Mileage Rates 2025](#)  
[2025 Mileage Rates](#)
- 8.2. [Treasurer Report - 2025 Farmland Lease](#)  
[2025 to 2029 Farm Land Lease](#)
- 8.3. [Director of Emergency Services/Fire Chief Report - Virtual Reality Training for Firefighters](#)  
[Virtual Reality Training for Firefighters](#)
- 8.4. [Water/Wastewater Specialist Report - Drinking Water System 2024 Annual Report / Annual Summary Report](#)  
[2024 Annual Water Report](#)
- 8.5. [Drainage Superintendent Report - Monthly Drainage Report](#)  
[Drainage Superintendent - Monthly Report](#)
- 8.6. [Director of Community Services Report - Mooretown Campground: Labour Costs](#)  
[Mooretown Campground Report Labour Costs](#)

## **9. DRAINAGE BY-LAWS**

- 9.1. By-Law 14 of 2024 Lapier Drain - Wilson Branch  
[By-Law 14 of 2024 Lapier Drain - Wilson Branch 3rd Reading](#)

## **10. BY-LAWS**

- 10.1. By-Law 11 of 2025 - Fees By-Law to replace By-Law 11 of 2024  
[DRAFT B-L 11 of 2025 - Fees By-Law to replace By-Law 11 of 2024](#)
- 10.2. By-Law 12 of 2025 - Confirming Bylaw  
[DRAFT B-L 12 of 2025 - Confirming](#)

## **11. COUNCILLORS' REPORTS**

## **12. NOTICES OF MOTION**

In response to announcements made by Ministry Lecce and the Ministry of Energy and Electrification, Council will consider the attached proposed motion.

- 12.1. [Motion to support continued negotiations for new energy production](#)

## **13. IN-CAMERA**

- 13.1. Section 239(2)(i) to consider a proposal for a Capital project that contains proprietary information

- 13.2. Section 239(2)(c) to discuss a potential disposition of Township land
- 13.3. Section 239(2)(d) to discuss strategy on on-going labour relations

#### **14. UPCOMING MEETINGS**

- 14.1. Regular Meeting - Session 6 - April 7, 2025 at 3:00 pm
- 14.2. Regular Meeting - Session 7 - April 22, 2025 at 6:00 pm
- 14.3. Regular Meeting - Session 8 - May 5, 2025 at 3:00 pm

#### **15. ADJOURNMENT**





# MINUTES

## Regular Council Meeting

6:00 PM - Monday, March 17, 2025  
Council Chambers

The Regular Council of the Township of St. Clair was called to order on Monday, March 17, 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 Meeting - March 3, 2025

4.2 Operating Budget Meeting - March 6, 2025

#### Motion 1

Cathy Langis made a motion - Be it resolved that the minutes of the Regular Council Meeting held on March 3, 2025 and the Operating Budget Meeting held on March 6, 2025 be received and approved. Bill Myers seconded the motion. CARRIED.

4.3 Minutes of Township Committees:

#### Motion 2

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

- Minutes of the Sombra Museum Board - February 2025
  - St Clair River Trail Meeting Minutes - November 2024
  - Moore Museum Advisory Committee Minutes and Reports - February 2025
- Pat Brown seconded the motion. CARRIED.

### 5. DELEGATIONS/PRESENTATIONS

5.1 6:10 pm - Brian Clark, Project Designer at Broadwell Air Domes  
Indoor Sports Facility Presentation

At the appointed time of 6:10 p.m., Mayor Agar welcomed Brian Clark to make his presentation.

Mr. Clark educated Council on the functionality of athletic air-domes noting their versatility and ability to support many different athletic activities. They can range in size but the most often built are 51,000 square feet, or approximately the size of three NHL sized ice pads.

The cost to build the facility itself, consisting of the foundation and the canvas material for the dome ranges from \$1.5 million to \$2 million. Then, the cost to build-out the interior depends on the desired materials and surfaces but can range up to \$1million, with the necessary equipment costing up to an additional \$600,000. Mr. Clark did not identify the cost for the operations of these types of facilities, nor did he estimate the cost for a parking lot that would accommodate its use.

Mr. Clark noted he did not have a potential location in mind, nor did he have any funding boosters confirmed. The purpose of the deputation was to educate Council on the opportunities investing in this type of facility would provide.

**5.2 6:20 p.m. - Lambton St. Clair Community Pilot Pasture Project - Ralph Eyre**

At the appointed time of 6:20 p.m., Mayor Agar welcomed Ralph Eyre and Chad Anderson to make their presentation.

The Province of Ontario asked all Conservation Authorities if they had any interest in donating land to be used as a community pasture. The St. Clair Region Conservation Authority identified a potential interest and is in the process of considering some potential sites in St. Clair Township.

The local cattlemen met and identified strong support for the concept which would provide interested newcomers to the industry a cost-effective way to operate until they can afford their own pastures. Mr. Eyre and Mr. Anderson have been appointed by the Local Cattlemen to make a pitch to the SCRCA to offer land to be used as a community pasture. Though the use may not be as lucrative as other potential uses, there are significant environmental benefits not the least of which being less phosphorus runoff into municipal drains.

**Motion 3**

Holly Foster made a motion - Be it resolved that the Township endorse and support the concept for a Community Pasture within St. Clair Township to be facilitated by the St. Clair Region Conservation Authority.

Bill Myers seconded the motion. CARRIED.

**6. CORRESPONDENCE ITEMS**

**6.1 Municipal Authorization for Larviciding 2025**

**Motion 4**

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

6.1 - Municipal Authorization for Larvaciding 2025

6.2 - Royal Canadian Legion - Golf Tournament Sponsorship Request

6.3 - Corunna Street Festival - Council Letter 2025

Holly Foster seconded the motion. CARRIED.

**Motion 5**

Holly Foster made a motion - Be it resolved that the Township authorize the use of larvicide to control West Nile Virus across the municipality as



administered by Lambton Public Health. Pat Brown seconded the motion. CARRIED.

**6.2 Royal Canadian Legion - Golf Tournament Sponsorship Request**

**Motion 6**

Steve Miller made a motion Be it resolved that the Township donate four St Clair Parkway Golf Course passes with carts for the prize table at The Royal Canadian Legion Annual Golf Tournament. Brad Langstaff seconded the motion. CARRIED.

**6.3 Corunna Street Festival - Council Letter 2025**

**Motion 7**

Cathy Langis made a motion - Be it resolved that Lyndoch Street be closed from Fane Street to Cameron Street to facilitate the Corunna Street Festival on Saturday September 20, 2025, from 7:00am to 5:00pm and that the Township provide barricades, traffic cones, necessary closure signs, and garbage cans. Be it further resolved that the Corunna Street Festival be permitted to use the St. Clair Township logo on promotional material. Holly Foster seconded the motion. CARRIED.

**7. INFORMATION ITEMS**

**7.1 Lambton Group OPP Detachment Board - Meeting Highlights**

**Motion 8**

Be it resolved the following items be received as information:

7.1 - Lambton Group OPP Detachment Board - Meeting Highlights

7.2 - Lambton County Council approves 2025 County Budget

7.3 - Stand for Canada Letter from Brampton Mayor to Local Governments in Ontario - March 2025

7.4 - Impact of Tariffs March 6, 2025 - Chatham Kent Resolution

**7.2 Lambton County Council approves 2025 County Budget**

**7.3 Stand for Canada Letter from Brampton Mayor to Local Governments in Ontario - March 2025**

**Motion 9**

Pat Brown made a motion - Be it resolved that the Township support the Stand for Canada campaign by Mayor Jeff Agar signing the online pledge and submitting the Township logo to the Stand for Canada website. Holly Foster seconded the motion. CARRIED.

**7.4 Impact of Tariffs March 6, 2025 - Chatham Kent Resolution**

**8. REPORTS OF COMMITTEES AND STAFF**

**8.1 Treasurer Report - Mileage Rates 2025**

**Motion 10**

Holly Foster made a motion - Be it resolved that the Mileage Rates report as submitted by Treasurer George Lozon, be received and that the mileage reimbursement rate be increased from \$0.64 per kilometre to \$0.66 per kilometre, effective April 1st.

Be it further resolved that the Mileage Reimbursement Procedures and Policies be updated accordingly to reflect the new rate. Cathy Langis seconded the motion. CARRIED.

**8.2 Treasurer Report - 2025 Farmland Lease**

### **Motion 11**

Steve Miller made a motion - Be it resolved that the 2025 Farmland Lease report as submitted by Treasurer George Lozon, be received as information and that the Mayor and Clerk be authorized to sign a five-year lease for the following properties:

(a) 359 Moore Line – 25 acres of farmland at the Moore Works Centre, to be leased to Tom Wilson Farms Limited for \$4,025 annually plus HST.

(b) 2914 Telfer Road – 19 acres of farmland surrounding the Brigden Lagoon, to be leased to Glen and Jim Dawson for \$1,800 annually plus HST. Pat Brown seconded the motion. CARRIED.

#### **8.3 Director of Emergency Services/Fire Chief Report - Virtual Reality Training for Firefighters**

### **Motion 12**

Cathy Langis made a motion - Be it resolved that the Virtual Reality Training for Firefighters report as submitted by Director of Emergency Services/Fire Chief Richard Boyes, be received as information and that the Fire Chief be authorized to purchase the FAAC InCommand System from FAAC. [A recorded vote was requested] (for: Steve Miller, Jeff Agar, Cathy Langis, Bill Myers) (opposed: Pat Brown, Holly Foster, Brad Langstaff) Steve Miller seconded the motion. CARRIED. 4-3 (opposed: Brad Langstaff, Holly Foster, and Pat Brown).

#### **8.4 Water/Wastewater Specialist Report - Drinking Water System 2024 Annual Report / Annual Summary Report**

### **Motion 13**

Bill Myers made a motion - Be it resolved that the Drinking Water System 2024 Annual Report and the 2024 Annual Summary Report as submitted by Water/Wastewater Specialist Nova VanderSlagt, be received as information. Holly Foster seconded the motion. CARRIED.

#### **8.5 Drainage Superintendent Report - Monthly Drainage Report**

### **Motion 14**

Brad Langstaff made a motion - Be it resolved that the Monthly Drainage report as submitted by Drainage Superintendent Jason Brunt, be received as information and that the bid in the amount of \$110,725.00 (plus HST) submitted by Gillier Construction Inc. be accepted, and the project award be granted for the construction of the Pacific Drain. Cathy Langis seconded the motion. CARRIED.

#### **8.6 Director of Community Services Report - Mooretown Campground: Labour Costs**

### **Motion 15**

Steve Miller made a motion - Be it resolved that the Mooretown Campground: Labour Costs report as submitted by Director of Community Services Kendall Lindsay, be received as information. Brad Langstaff seconded the motion. CARRIED.

## **9. DRAINAGE BY-LAWS**

### **9.1 By-Law 14 of 2024 Lapier Drain - Wilson Branch**

### **Motion 16**

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



9.1 - By-Law 14 of 2024 Lapier Drain - Wilson Branch Holly Foster seconded the motion. CARRIED.

## **10. BY-LAWS**

**10.1** By-Law 11 of 2025 - Fees By-Law to replace By-Law 11 of 2024

**10.2** By-Law 12 of 2025 - Confirming Bylaw

### **Motion 17**

Cathy Langis made a motion - Be it resolved that the following by-laws receive all three readings and be thereby passed and that the Mayor and Clerk be authorized to execute the by-law and any agreements thereto:

10.1 - By-Law 11 of 2025 - Fees By-Law to replace By-Law 11 of 2024

10.2 - By-Law 12 of 2025 - Confirming By-Law Pat Brown seconded the motion. CARRIED.

## **11. COUNCILLORS' REPORTS**

### **COUNCILLOR BROWN**

Councillor Brown attended the Operating Budget meeting and the State of Lambton County breakfast in Brigden. Councillor Brown reminded everyone about the upcoming Annual General Meeting for the St. Clair Region Conservation Authority scheduled for 10am at the Community Centre in Watford on March 19.

Councillor Brown closed his report by confirming with Fire Chief Boyes that the numbering on the condos on St. Clair Boulevard are satisfactory for response.

### **COUNCILLOR FOSTER**

Councillor Foster attended the Operating Budget meeting; a drainage meeting; commended Heritage St. Clair for producing a newsbook that will be available at all local libraries. Councillor Foster thanked a donor for a generous donation to the St. Andrew's Food Bank.

### **COUNCILLOR LANGIS**

Councillor Langis attended the Moore Museum and the Operation Budget meetings.

### **COUNCILLOR LANGSTAFF**

Councillor Langstaff attended the Operating Budget and a drain meetings; and send along his condolences to the Eaves family on the passing of longtime resident Jim Eaves.

### **COUNCILLOR MYERS**

Councillor Myers attended the Operating Budget and drain meetings; and participated in the clean-up event at the Wilkesport Hall and Park.

### **DEPUTY MAYOR MILLER**

Deputy Mayor Miller attended budget meetings at the County and the Township.

### **MAYOR AGAR**

Mayor Agar attended numerous events representing the Township including County Council; the Rural Game Executive meeting; LAWSS Board; Employer Awards of Excellence in Apprenticeship dinner; and spoke at the State of Lambton Business Breakfast where he focused his talk on the positive initiatives being undertaken by the



Township instead of focusing on the negative responses to the ever evolving tariffs being introduced by the United States.

Mayor Agar closed his report by congratulating Chief Boyes for securing two grants for capital works totaling \$99,382.

## 12. NOTICES OF MOTION

In response to announcements made by Ministry Lecce and the Ministry of Energy and Electrification, Council will consider the attached proposed motion.

### 12.1 Motion to support continued negotiations for new energy production.

#### Motion 18

Pat Brown made a motion **Notice of Motion**

**WHEREAS** Stephen Lecce, Minister of Energy and Electrification, made an announcement on November 27, 2024 regarding the Township of St. Clair, and specifically the former site of the Lambton Generating Station, being one of three potential sites for new energy producing projects in Ontario, to contribute to the production of energy in helping to address Ontario's forecasted energy shortfall;

**AND WHEREAS** Ontario Power Generation, the owner of lands formerly occupied by Lambton Generating Station, has expressed an interest in locating energy producing facilities at this location;

**AND WHEREAS** the Township of St. Clair recognizes the importance of meaningful community engagement in exploring potential new energy generation projects;

**AND WHEREAS** the Province of Ontario has committed to providing financial support, and working with the Municipality to explore and assess the feasibility of such projects, including the benefits of potential infrastructure improvements, economic development opportunities, and incremental municipal revenues;

**AND WHEREAS** the Township of St. Clair acknowledges the potential benefits to the community, including job creation, increased tax revenues, and investment in infrastructure;

#### **NOW THEREFORE BE IT RESOLVED:**

1. That Council of the Township of St. Clair supports the continued dialogue and engagement with Ontario Power Generation (OPG), the Ministry of Energy and Electrification, and local stakeholders to explore the development of new power generation projects including but not limited to nuclear, gas, hydrogen, and energy storage at the former site of Lambton Generating Station; and
2. That a copy of this motion be forwarded to the Ministry of Energy and Electrification; Ontario Power Generation, and all other relevant stakeholders and rightsholders as an expression of the Township's interest in exploring opportunities for new power generation projects including but not limited to nuclear, gas, hydrogen, and energy storage at the former site of Lambton Generating Station. Holly Foster seconded the motion. CARRIED.

## 13. IN-CAMERA

13.1 Section 239(2)(i) to consider a proposal for a Capital project that contains proprietary information

13.2 Section 239(2)(c) to discuss a potential disposition of Township land

13.3 Section 239(2)(d) to discuss strategy on on-going labour relations

### **Motion 19**

Pat Brown made a motion - Be it resolved that the meeting enter into an in-camera meeting to discuss the following:

13.1 - Section 239(2)(i) to consider a proposal for a Capital project that contains proprietary information

13.2 - Section 239(2)(c) to discuss a potential disposition of Township land

13.3 - Section 239(2)(d) to discuss strategy on on-going labour relations Holly Foster seconded the motion. CARRIED.

### **Rise and Report**

### **Motion 20**

Steve Miller made a motion - Be it resolved that the Progressive Design Build Advisory Services report submitted by Coordinator of Engineering Andrew Malpass, be received as information and that pursuant to Section 8 of the Township Procurement Bylaw 59 of 2024, Colliers be approved to enter into an agreement with the Township for continued services as listed in their attached proposal. Brad Langstaff seconded the motion. CARRIED.

## **14. UPCOMING MEETINGS**

14.1 Regular Meeting - Session 6 - April 7, 2025 at 3:00 pm

14.2 Regular Meeting - Session 7 - April 22, 2025 at 6:00 pm

14.3 Regular Meeting - Session 8 - May 5, 2025 at 3:00 pm

## **15. ADJOURNMENT**

15.1 The meeting was adjourned at 8:30 pm.

### **Motion 21**

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

