



Township of St. Clair

Minutes

Regular Council Meeting

Tuesday, April 22, 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 - April 7, 2025

[DRAFT Regular Council - 07 April 2025 - Minutes](#)

4.2. Minutes of Township Committees:

[Moore Museum Advisory Committee - March 2025 - Minutes](#)

[St. Clair River Trail - February 2025 - Minutes](#)

5. DELEGATIONS/PRESENTATIONS

5.1. 6:10 - Mike Ortibus - Island Mooring - Request for Cost Share

5.2. 6:20 - Dave Ailles - Woodland Estates Fencing Options

[Woodland Estates Fencing Options](#)

6. CORRESPONDENCE ITEMS

6.1. Brigden Public School Donation Request

[Brigden Public School Donation Request](#)

6.2. Sombra Township Optimist Club - Annual Car Show Request

[Sombra Township Optimist Club - Annual Car Show Request](#)

6.3. Two Water Brewery - Canada Day Request

[Two Water Brewery - Canada Day Request](#)

6.4. Consideration for a Sponsored Membership at St Clair Parkway Golf Course

[Consideration for Sponsored Membership at St Clair Parkway Golf](#)

7. INFORMATION ITEMS

7.1. MMAH - Minister's Letter to Heads of Council - Strong Mayor Powers

[Minister's Letter to Heads of Council](#)

7.2. Building Permit Comparison 2025-2024

[Building Permit Comparison](#)

- 7.3. St. Clair Conservation - Thames-Sydenham Source Protection Region
Public Consultation Notice to Implementors
[St. Clair Conservation - Letter to Implementors - Public Consultation](#)

8. REPORTS OF COMMITTEES AND STAFF

- 8.1. [Coordinator of Engineering Report](#) - Courtright Line Watermain Replacement
[Courtright Line Watermain](#)
- 8.2. [Treasurer Report](#) - Environment and Education Fund Sustainability
[Environment and Education Fund Sustainability](#)
- 8.3. [Director of Community Services Report](#) - Mooretown Campground
[Mooretown Campground](#)
- 8.4. [Drainage Superintendent Report](#) - Monthly Drainage Report
[Monthly Drainage Report](#)
- 8.5. [Director of Public Works Report](#) - Design and Construction Tender Award for WWTP Expansion
[Courtright WWTP Expansion RFP Recommendation](#)

9. BY-LAWS

- 9.1. By-Law 14 of 2025 - Industrial Special Service By-Law
[DRAFT B-L 14 of 2025 - Industrial Special Services By-law - Fire Apparatus Replacement](#)
- 9.2. By-Law 15 of 2025 - Draft Subdivision Agreement Woodland Estates Phase II
[DRAFT B-L 15 of 2025 - Draft Subdivision Agreement Woodland Estates Phase II](#)
- 9.3. By-law 16 of 2025 - Confirming
[DRAFT B-L 16 of 2025 - Confirming](#)

10. COUNCILLORS' REPORTS

11. UPCOMING MEETINGS

- 11.1. Regular Meeting - Session 8 - May 5, 2025 at 3:00 pm
- 11.2. Regular Meeting - Session 9 - May 20, 2025 at 6:00 pm
- 11.3. Regular Meeting - Session 10 - June 2, 2025 at 3:00 pm

12. IN CAMERA SESSION

- 12.1. Section 239(2)(d) to discuss ongoing labour relations
- 12.2. Section 239(2)(c) to discuss a proposed acquisition of land

13. ADJOURNMENT



MINUTES

Regular Council Meeting

6:00 PM - Tuesday, April 22, 2025
Council Chambers

The Regular Council of the Township of St. Clair was called to order on Tuesday, April 22, 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 - April 7, 2025

Motion 1

Cathy Langis made a motion - Be it resolved that the minutes of the Regular Council Meeting held on April 7, 2025 be received and approved. Brad Langstaff seconded the motion. CARRIED.

Motion 2

Brad Langstaff made a motion - Be it resolved that staff of the Sombra Museum be authorized to apply for a grant through the Alix Foundation to makeover the corner garden at the Museum to include the installation of an old ship mast among other features. Holly Foster seconded the motion. CARRIED.

4.2 Minutes of Township Committees:

Motion 3

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

4.1 Moore Museum Advisory Committee - March 2025 - Minutes

4.2 St. Clair River Trail - February 2024 - Minutes Pat Brown seconded the motion. CARRIED.

5 DELEGATIONS/PRESENTATIONS

5.1 6:10 - Mike Ortibus - Island Mooring - Request for Cost Share

Vice President of the Island Mooring Association Mike Ortibus submitted concerns on behalf of the members. They have undertaken significant background work to transfer the assets of the association, inclusive of the street, the sewer lines, and the waterline to the Township. Throughout the process there had been an agreement that the association would pay 50% of the cost to replace the ductile iron waterline. Mr. Ortibus submitted that consultation with the Township in 2023 suggested the waterline would be approximately \$100,000, which would cost the association \$50,000. Mr. Ortibus submitted the latest cost for the waterline has been presented as close to \$500,000, which would increase the contribution of the members from \$50,000 to \$250,000.

Mr. Ortibus suggested they would not be able to have the funds to cover 50% of the waterline replacement at the latest cost. He also submitted that the Township recently acquired Island Avenue at no cost and wondered why the difference between required financial commitments. The association is asking Council to consider reducing the requested 50% cost-share for the replacement of the waterline.

The association includes 27 island lots, on which there are currently 19 homes built, though each lot is fully serviced. It is the Township's position that if we are to acquire the assets, that they conform to the current design standards. In this case, the waterline consists of a material that is no longer compliant with Township standards.

Mayor Agar thanked Mr. Ortibus for his submissions and advised Council would seek some additional information and provide a response promptly.

5.2 6:20 - Dave Ailles - Woodland Estates Fencing Options

Mr. Ailles, of Birchwood Homes, submitted some possible fencing designs for the development known as Woodland Estates, located on the northwest corner of Bentinck and St. Clair Boulevard.

During a delegation to Council on December 16, 2024, Mr. Ailles asked Council to consider fencing materials in lieu of the originally requested brick which would match a similar wall on the south side of St. Clair Boulevard around Paddock Green Subdivision.

Mr. Ailles proposed three types of fence, each of which has at least a 20 year warranty.

Criteria	Tru-North Composite	Bufftech Alleghany PVC	Almar Hybrid Composite
Structural Robustness	2	3	1
Warranty	20 Years	Materials Lifetime	20 years
Installation	5 years	5 years	5 years
Aesthetics	2	1	3
Availability	Well Distributed in Ontario	Well Distributed in Ontario	Well Distributed in Ontario
Value	High	High	High
Cost (April 2025)	\$152,955*	\$127,495*	\$131,032*

Of the three options, Almar Hybrid provides the best durability and is recommended by Birchwood Homes.

The fence will be installed on the private property and will become the property of the landowners once each lot is sold; and therefore, the eventual

maintenance and replacement will be the responsibility of the landowners. There was consideration to install gates on each property as maintenance beyond the fence in the "reverse frontage" scenario will be much more difficult without gates, and anti-weed measures were considered for beneath the fence in an attempt to simplify maintenance while reducing or eliminating weeds beneath the fence.

Motion 4

Holly Foster made a motion - Be it resolved that the border fence of the Woodland Estates Subdivision abutting Bentinck and St. Clair Boulevard be constructed using Almer Hybrid material; and be it resolved that Condition 5(d) included as Schedule 'A' be amended to include these details and that Schedule's J and K thereto be amended to include the related cost and securities for the installation for this fence, and the fence installation be inclusive of clear stone at the base beneath the fence to prevent weeds. Steve Miller seconded the motion. CARRIED.

6 CORRESPONDENCE ITEMS

6.1 Brigden Public School Donation Request

Motion 5

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

- 6.1 Brigden Public School Donation Request
- 6.2 Sombra Township Optimist Club - Annual Car Show Request
- 6.3 Two Water Brewery - Canada Day Request
- 6.4 Consideration for a Sponsored Membership at St Clair Parkway Golf Course Brad Langstaff seconded the motion. CARRIED.

Motion 6

Pat Brown made a motion - Be it resolved that the Brigden School donation request be received and filed. Holly Foster seconded the motion. CARRIED.

6.2 Sombra Township Optimist Club - Annual Car Show Request

Motion 7

Holly Foster made a motion - Be it resolved that this year's Sombra Days be declared a Municipally Significant Event and permission be granted to establish a refreshment tent at Brander Park on June 21, 2025 subject to the Township's Alcohol Management Policy Bill Myers seconded the motion. CARRIED.

Motion 8

Brad Langstaff made a motion - Be it resolved that the Township purchase sponsorship packages 1 & 2 in the total amount of \$750 to support the Sombra Township Optimist Club Car Show and that it be funded by the Environment and Education Fund. Holly Foster seconded the motion. CARRIED.

6.3 Two Water Brewery - Canada Day Request

Motion 9

Steve Miller made a motion - Be it resolved that the request submitted by Two Water Brewing to permit closing there parking area and enclosing it as a temporary patio-extension to celebrate Canada Day be approved. Pat Brown seconded the motion. CARRIED.

6.4 Consideration for a Sponsored Membership at St Clair Parkway Golf Course

Motion 10

Cathy Langis made a motion - Be it resolved that the Township will not sponsor any memberships for the St Clair Parkway Golf Course. Steve Miller seconded the motion. CARRIED.

7 INFORMATION ITEMS

- 7.1 MMAH - Minister's Letter to Heads of Council - Strong Mayor Powers
- 7.2 Building Permit Comparison 2025-2024
- 7.3 St. Clair Conservation - Thames-Sydenham Source Protection Region Public Consultation Notice to Implementors

Motion 11

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

- 7.1 MMAH - Minister's Letter to Heads of Council - Strong Mayor Powers
 - 7.2 Building Permit Comparison 2025-2024
 - 7.3 St. Clair Conservation - Thames-Sydenham Source Protection Region Public Consultation Notice to Implementors
- Cathy Langis seconded the motion. CARRIED.

8 REPORTS OF COMMITTEES AND STAFF

- 8.1 Coordinator of Engineering Report - Courtright Line Watermain Replacement

Motion 12

Cathy Langis made a motion - Be it resolved that the Courtright Line Watermain Replacement report as submitted by Coordinator of Engineering, Andrew Malpass be received as information, and that Pursuant to Section 8 of the Township Procurement Bylaw 59, the Mayor and Clerk be authorized to sign an agreement with Bre-Ex Construction Inc. to install new watermain on Courtright Line in Brigden. Holly Foster seconded the motion. CARRIED.

- 8.2 Treasurer Report - Environment and Education Fund Sustainability

Motion 13

Steve Miller made a motion - Be it resolved that the Environment and Education Fund Sustainability report as submitted by Treasurer, George Lozon be received for information. Pat Brown seconded the motion. CARRIED.

Motion 14

Holly Foster made a motion - Be it resolved that Option 2 from the Treasurer's Report on the Environment and Education Fund be selected as the new policy for how to maximize the efficiency for the use of the funds. Cathy Langis seconded the motion. CARRIED.

- 8.3 Director of Community Services Report - Mooretown Campground

Motion 15

Pat Brown made a motion Be it resolved that the Mooretown Campground report as submitted by Director of Community Services, Kendall Lindsay be received as information and that the following recommendations be approved:

1. That a Mooretown Campground Committee be established to explore feasible solutions and develop a path forward to keep the campground open.
2. That funding be moved from the 2022 capital project of Play Structure replacement and use these funds towards repairs. Bill Myers seconded the motion. CARRIED.

Motion 16

Pat Brown made a motion – Be it resolved that the Capital Project to renovate Meeting Room 2 at the Mooretown Complex in the amount of \$50,000 be reduced to \$25,000 and that the balance be reserved for improvements to the Mooretown Campground. Bill Myers seconded the motion. TABLED BY MOTION 17.

Motion 17

Holly Foster made a motion - Be it resolved that funding the balance of the required projects at the Mooretown Campground be TABLED to have staff determine if excess funding is expected from the \$50,000 devoted to improve and renovate the meeting room at the Moore Sports Complex. Steve Miller seconded the motion. CARRIED.

8.4 Drainage Superintendent Report - Monthly Drainage Report

Motion 18

Holly Foster made a motion - Be it resolved that the Monthly Drainage Report as submitted by Drainage Superintendent, Jason Brunt be received as information and that R. Dobbin Engineering be appointed to investigate and provide a new Engineer's Report for the Government Drain #3, to seek a remedy for the submitted request by the County of Lambton. Bill Myers seconded the motion. CARRIED.

8.5 Director of Public Works Report - Design and Construction Tender Award for WWTP Expansion

Motion 19

Steve Miller made a motion Be it resolved that the Courtright WWTP Expansion – Progressive Design Build Services report as submitted by the Director of Public Works Brian Black, be received as information and that St. Clair Township & Project Team begin proceeding with references and negotiation for the execution of Phase 1 contract with North American Construction Ltd. (WSP).

Cathy Langis seconded the motion. CARRIED.

9 BY-LAWS

9.1 By-Law 14 of 2025 - Industrial Special Service By-Law

9.2 By-Law 15 of 2025 - Draft Subdivision Agreement Woodland Estates Phase II

9.3 By-law 16 of 2025 - Confirming

Motion 20

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-laws and any agreements thereto- subject to the revisions made to By-Law 15 of 2025 - Draft Subdivision Agreements Woodland Estates Phase II as outlined during today's deputation:

9.1 By-Law 14 of 2025 - Industrial Special Service By-Law

9.2 By-Law 15 of 2025 - Draft Subdivision Agreement Woodland Estates Phase II

9.3 By-law 16 of 2025 - Confirming

Pat Brown seconded the motion. CARRIED.

10 COUNCILLORS' REPORTS

COUNCILLOR BROWN

Councillor Brown attended the DigSafe Flag Raising and thanked Enbridge for their sponsorship of the event while reminding everyone of the importance of securing locates prior to any type of excavation; he attended the SCRCA meeting; and picked up litter along the River Trail to commemorate Earth Day.

Councillor Brown confirmed with staff that the top coat for Cameron Street will be completed this Spring; and asked staff to ensure netting is installed on the new basketball nets at CAP Park.

COUNCILLOR FOSTER

Councillor Foster attended the DigSafe Event and the Rural Game Banquet.

COUNCILLOR LANGIS

Councillor Langis attended the Masters event and the fish fry at the renovated Parkway Golf Course noting both were very well attended; she attended the DigSafe event; and the Sombra Museum meeting on behalf of Councillor Langstaff. Councillor Langis asked staff to look into a Rose of Sharon bush located on the north side of Mooretown Centennial Park that will end up covering up the Mooretown sign and confirmed with staff that e-billing will be coming to the Township very soon.

COUNCILLOR LANGSTAFF

Councillor Langstaff had nothing to report.

COUNCILLOR MYERS

Councillor Myers noted he has been recovering well from a medical procedure.

DEPUTY MAYOR MILLER

Deputy Mayor Miller attended the County Committee meeting; the DigSafe event; the SCRCA meeting; and the Easter Egg hunt in Port Lambton where he noted he did not locate a single egg.

Deputy Mayor Miller closed his report by sending his condolences to the family and friends of Paul Dalton, the former Roads Superintendent of Dawn Euphemia who recently passed away unexpectedly.

MAYOR AGAR

Mayor Agar attended the Rural Game Banquet; the Mooretown Flags year-end banquet; the County Committee meeting; and LAWSS Board meeting; the OPP Board meeting; the Parkway Clubhouse Re-Opening; and the Port Lambton Easter Egg Hunt noting he WAS successful in tracking down a hidden treasure.

Mayor Agar closed his report by noting the surcharge he suggested during the Mooretown Campground delegation was by installing hydro meters for a user-pay system noting the money saved by charging back hydro could be used for other improvements.

11 UPCOMING MEETINGS

- 11.1 Regular Meeting - Session 8 - May 5, 2025 at 3:00 pm
- 11.2 Regular Meeting - Session 9 - May 20, 2025 at 6:00 pm
- 11.3 Regular Meeting - Session 10 - June 2, 2025 at 3:00 pm

12 IN CAMERA SESSION

- 12.1 Section 239(2)(d) to discuss ongoing labour relations
- 12.2 Section 239(2)(c) to discuss a proposed acquisition of land

Motion 21

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

- 12.1 Section 239(2)(d) to discuss ongoing labour relations
 - 12.2 Section 239(2)(c) to discuss a proposed acquisition of land
- Pat Brown seconded the motion. CARRIED.

Rise and Report

Clerk Jeff Baranek reported that there is nothing to rise and report.

13 ADJOURNMENT

13.1 The meeting was adjourned at 8:00 pm.

Motion 22

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

