



# MINUTES

## Regular Council Meeting

3:00 PM - Monday, June 5, 2023  
Council Chambers

The Regular Council of the Township of St. Clair was called to order on Monday, June 5, 2023, 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

**EXCUSED:**

### 1 CALL TO ORDER

Welcome, Today's Meeting is being streamed live through the St. Clair Township Website. To those present in the gallery today, by attending a public meeting of the Council you are consenting to your image, voice and comments being recorded.

Anyone who is invited to speak will be recorded and their voice, image and comments will form part of the live stream.

### 2 DECLARATION OF PECUNIARY INTEREST

None declared.

### 3 ADOPTION OF MINUTES

3.1 - Council Meeting - May 15, 2023 - Session #10

#### MOTION - 1

Bill Myers made a motion - Be it resolved that the Minutes from the Regular Council Meeting Session #10 held on May 15, 2023, be received, and accepted as printed. Cathy Langis seconded the motion. CARRIED.

3.2 - Minutes of Township Committees

#### MOTION - 2

Steve Miller made a motion - Be it resolved that the Minutes from the Moore Museum Advisory Committee Meeting held on May 3, 2023, be received, and accepted as printed. Holly Foster seconded the motion. CARRIED.

### 4 DELEGATIONS/PRESENTATIONS

#### 4.1 - PRESENTATION

##### 3:10 p.m. - Tracey Manchester - Parking Concerns

At the appointed time of 3:10 p.m., Mayor Agar welcomed Tracey Manchester to make her presentation.

Mrs. Manchester expressed many concerns with the condition and maintenance of Hill Street west of Lyndoch Street to Beresford, and the Stag Island parking areas west of her business. County of Lambton snowplows continue to cause issues either driving into the spare lot, or completely



neglecting to plow the area. Further, the sidewalk on the north side of the street is in disrepair and the residents of Stag Island park vehicles and empty boat trailers on the spare lots which limits parking for her business.

Township Coordinator of Roads Dave Neely agreed that Township plows often miss this area as new operators confuse it to be owned by the County; and he also acknowledged continued persistence with the County plow operators to attempt a three-point turn in the area in an effort to reduce impact. Mr. Neely also confirmed the sidewalk is scheduled to be replaced during this building season.

Mr. Neely offered to bring a report considering improvements to the area to a subsequent Council meeting for consideration.

#### **4.2 - PRESENTATION**

##### **3:20 p.m. -TrafficLogix Presentation via Zoom - Speeding on St. Clair Parkway - Malvika Gandhi, Territory Manager**

At the appointed time of 3:20 p.m., Mayor Agar welcomed Malvika Gandhi of TrafficLogix to make her presentation.

TrafficLogix specializes in speed reduction and traffic safety measures including solar speed signs, and rubber speed cushions and humps. Mrs. Gandhi suggested in a high volume of cases, excess speeding is a perception issue, not a genuine one; but she offered many products should St. Clair choose to pursue some traffic calming implementation locally.

Mayor Agar thanked Mrs. Gandhi for her presentation and advised the Township would consider such measures in the future.

#### **4.3 - PRESENTATION**

##### **3:30 p.m. - George Mallay -Sarnia-Lambton Real Estate Board**

At the appointed time of 3:30 p.m., Mayor Agar welcomed George Mallay of the Sarnia Real Estate Board to make his presentation.

The Board includes 320 local realtors representing over 3000 active buyers and undertaking more than \$1 billion in annual transactions.

In 2022, St. Clair Township saw 127 MLS residential sales and 6 commercial sales. The median listing price for a residence in St. Clair is \$599,900 and the County average is \$530,420.

Mr. Mallay closed his presentation by advising Council of their ability to assist with required market data, buyer behaviour patterns, and input for Official Plans and other policies.

#### **4.4 - PUBLIC MEETING**

##### **3:40 p.m.- Zoning By-Law Amendment - 2513 Petrolia Line**

At the appointed time of 3:40 p.m., Mayor Agar declared open a Public Meeting to consider an application to amend the Zoning By-law for the property known as 2513 Petrolia Line.

Senior Planner Ian MacDougall summarized his report dated May 26, 2023. Application R3/2023 proposes to rezone 2513 Petrolia Line from C2 Highway Commercial, to A1-R Agricultural Rural-Residential. The current use has been residential for many years. The existing residential accessory unit has been leased for a number of years, and the current tenants wish to purchase the property in hopes of expanding or improving the residential unit - and they have no intentions of using any portion of the property for commercial uses.



The Township Official Plan has the subject property designated as Agricultural, so this application would not trigger a corresponding Official Plan Amendment.

Clerk Jeff Baranek confirmed there was no comments received in favour or in objection to the proposal.

Current owner of the property Mr. Hickling advised Council of the intentions of the tenants to purchase the property. He supports the application and confirmed the tenants have no desire to operate any commercial enterprise.

Seeing no other comments from those in attendance, Mayor Agar declared the public meeting closed and asked for any forthcoming motions.

#### **MOTION - 3**

Steve Miller made a motion - Be it resolved that Application R3/23 to re-zone the property known as 2513 Petrolia Line from C2 Highway Commercial to A1-R Agricultural Rural Residential be approved, and that the corresponding By-law 34 of 2023 be given all three readings and be thereby approved. Brad Langstaff seconded the motion. CARRIED.

### **5 CORRESPONDENCE ITEMS**

#### **MOTION - 4**

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

- 5.1 - Sombra Sports and Rec- Golf Outing 2023
  - 5.2 - Petrolia Kiwanis - Donation Request
  - 5.3 - Crossing Guard Request - Bentinck & Beechwood
  - 5.4 - Request to Permit Chickens in Residential Zones
- Cathy Langis seconded the motion. CARRIED.

#### **5.1 - Sombra Sports and Rec -Sponsorship Request**

#### **MOTION - 5**

Brad Langstaff made a motion - Be it resolved that the Township sponsor Sombra Sports and Rec with a \$150.00 hole sponsorship for the 10th Annual Sombra Sports and Rec Fun Golf Outing. Bill Myers seconded the motion. CARRIED.

#### **5.2 - Petrolia Kiwanis - Donation Request**

#### **MOTION - 6**

Steve Miller made a motion - Be it resolved that the Petrolia Kiwanis Donation Request be received and filed. Brad Langstaff seconded the motion. CARRIED.

#### **5.3 - Crossing Guard Request - Bentinck + Beechwood**

#### **MOTION - 7**

Pat Brown made a motion - Be it resolved that the request for crossing guard at Bentinck and Beechwood be referred to staff for investigation. Steve Miller seconded the motion. CARRIED.

#### **5.4 - Request to Permit Chickens in Residential Zones**

#### **MOTION - 8**

Steve Miller made a motion - Be it resolved that the request to permit chickens in residential zones be denied. Holly Foster seconded the motion. CARRIED.

## **6 INFORMATION ITEMS**

- 6.1 - Building Permit Statistics - April 2023
- 6.2 - Enbridge - Bluewater and Mandaumin Well Drilling
- 6.3 - Lambton Historical Society - April Agenda and Minutes
- 6.4 - Lambton County Council - CSX Transportation Rail Crossing
- 6.5 - HydroOne - Preferred Route and Open House Notice

### **MOTION - 9**

Pat Brown made a motion - Be it resolved that the following items of information be dealt with as per Council's direction.

- 6.1 - Building Permit Statistics - April 2023
  - 6.2 - Enbridge - Bluewater and Mandaumin Well Drilling
  - 6.3 - Lambton Historical Society - April Agenda and Minutes
  - 6.4 - Lambton County Council - CSX Transportation Rail Crossing
  - 6.5 - HydroOne - Preferred Route and Open House Notice
- Cathy Langis seconded the motion. CARRIED.

## **7 REPORTS OF COMMITTEES AND STAFF**

- 7.1 - Clerks Report - Summer Council Meeting Schedule

### **MOTION - 10**

Holly Foster made a motion - Be it resolved that the Summer Council Meeting Schedule report submitted by Clerk, Jeff Baranek, be received as information and that Council meetings be reduced to once per month for July and August and that they be held beginning at 3pm on July 10 and August 14. Bill Myers seconded the motion. CARRIED.

- 7.2 - Treasurer Report - 2023 Bill 23 Development Charges Update

### **MOTION - 11**

Brad Langstaff made a motion - Be it resolved that the Bill 23 - Changes to Development Charges report submitted by Treasurer, George Lozon, be received as information. Cathy Langis seconded the motion. CARRIED.

- 7.3 - Treasurer Report - Vendor Invoices and CIBC Visa Charges

### **MOTION - 12**

Cathy Langis made a motion - Be it resolved that the following vendor invoices be approved for the period of April 23, 2023, to May 27, 2023, totaling \$3,387,342.18; along with the CIBC Visa charges for the period of March 25, 2023, to April 24, 2023, totaling \$24,300.84; plus, RBC Visa charges for the period April 18, 2023, to May 15, 2023, totaling \$4,742.69. Holly Foster seconded the motion. CARRIED.



**7.4 - Director of Emergency Services Report - Monthly Report**

**MOTION - 13**

Steve Miller made a motion - Be it resolved that the Emergency Services report submitted by Director of Emergency Services/Fire Chief, Richard Boyes, be received as information. Cathy Langis seconded the motion. CARRIED.

**7.5 - Coordinator of Engineering Report - Hill & Queen Traffic Signal Recommendation**

**MOTION - 14**

Cathy Langis made a motion - Be it resolved that the Hill & Queen Street Traffic Signal Recommendation report submitted by Coordinator of Engineering, Paul daSilva, be received as information and that the tender submitted by Cope Construction Ltd. in the amount of \$460,971.00 plus HST be accepted and the Mayor and Clerk be authorized to sign the contract and other related documents. Holly Foster seconded the motion. CARRIED.

**MOTION - 15**

Holly Foster made a motion - Be it resolved that the deficit of approximately \$100,000.00 for the traffic signal at Hill & Queen St be funded using the funds that were reserved for Capital Project 2023-300. Pat Brown seconded the motion. CARRIED.

**7.6 - Coordinator of Engineering Report - Adelia & Reedy St Watermain Replacement & McDonald Park Parking Lot Construction**

**MOTION - 16**

Pat Brown made a motion - Be it resolved that the Adelia & Reedy Street Watermain Replacement and McDonald Park Parking Lot Construction Recommendation report submitted by Coordinator of Engineering, Paul daSilva, be received as information and that the tender submitted by 1272054 Ontario Ltd (Brandon Contractors) in the amount of \$811,711.60 plus HST be accepted and the Mayor and Clerk be authorized to sign the contract and other related documents. Bill Myers seconded the motion. CARRIED.

**MOTION - 17**

Steve Miller made a motion - Be it resolved that the depth of the asphalt for the parking lot at McDonald Park be reduced by 50% resulting in an approximate savings of \$41,000.00. Bill Myers seconded the motion. CARRIED.

**7.7 - Public Works Report - Cross Connection Control Program**

**MOTION - 18**

Steve Miller made a motion - Be it resolved that the Cross Connection Control and Backflow Prevention By-Law/Program report submitted by the Water/Wastewater Specialist, Nova VanderSlagt, be received as information and the Cross Connection Control and Backflow Prevention By-Law/Program be approved. Pat Brown seconded the motion. CARRIED.

**7.8 - Director of Community Services Report - June 5th Community Services Information**

## **MOTION – 19**

Cathy Langis made a motion - Be it resolved that the June 5th Information Report submitted by Director of Community Services, Kendall Lindsay, be received as information. Holly Foster seconded the motion. CARRIED.

### **7.9 - Director of Community Services Report - Campground Move/Waitlist Report**

## **MOTION - 20**

Bill Myers made a motion - Be it resolved that the Campground Move/Wait List Report submitted by Director of Community Services, Kendall Lindsay, be received as information. Brad Langstaff seconded the motion. CARRIED.

## **8 DRAINAGE BY-LAWS**

- 8.1 - Drainage By-Law 4 of 2023 - Routledge Drain 3rd Read**
- 8.2 - Drainage By-Law 6 of 2023 - Stewart Drain - 3rd Read**
- 8.3 - Drainage By-Law 20 of 2023 - Various Drains 2022 Maintenance**
- 8.4 - Drainage By-Law 21 of 2023 - Chatham Kent Drains**
- 8.5 - Drainage By-Law 22 of 2023 - Various Drains 2022 Maintenance**
- 8.6 - Drainage By-Law 23 of 2023 - Various Drains 2022 Maintenance**
- 8.7 - Drainage By-Law 24 of 2023 - Various Drains 2022 Maintenance**

## **MOTION - 21**

Cathy Langis made a motion - Be it resolved that the following drainage by-laws receive first, second, third and final readings and be thereby passed and that the Mayor and Clerk be authorized to execute appurtenant agreements.

- 8.1 - Drainage By-Law 4 of 2023 - Routledge Drain - 3rd Read
- 8.2 - Drainage By-Law 6 of 2023 - Stewart Drain - 3rd Read
- 8.3 - Drainage By-Law 20 of 2023 - Various Drains 2022 Maintenance
- 8.4 - Drainage By-Law 21 of 2023 - Chatham Kent Drains
- 8.5 - Drainage By-Law 22 of 2023 - Various Drains 2022 Maintenance
- 8.6 - Drainage By-Law 23 of 2023 - Various Drains 2022 Maintenance
- 8.7 - Drainage By-Law 24 of 2023 - Various Drains 2022 Maintenance

Brad Langstaff seconded the motion. CARRIED.

## **9 BY-LAWS**

- 9.1 - By-Law 33 of 2023 - Tax Levy 2023**
- 9.2 - By-Law 34 of 2023 - Zoning By-Law Amendment - 2513 Petrolia Line**
- 9.3 - By-Law 35 of 2023 - Cross Connection Control and Backflow Prevention By-law**

## **MOTION - 22**

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 appurtenant agreements:

- 9.1 - By-Law 33 of 2023 - Tax Levy 2023
  - 9.2 - By-Law 34 of 2023 - Zoning By-Law Amendment - 2513 Petrolia Line
  - 9.3 - By-Law 35 of 2023 - Cross Connection Control and Backflow Prevention
- Holly Foster seconded the motion. CARRIED.

## **10 COUNCILLORS' REPORTS**



### **Councillor Brown**

Councillor Brown attended many events representing the Township including the Corunna 200th dedication at St. George's Square; Moore Sports Complex Refrigeration Project Recognition Event; and the emergency simulation held at the Suncor Ethanol Plant and Township Civic Centre.

Councillor Brown noted concerns about overgrown vegetation at downtown businesses in Corunna; and asked staff to look into tree branches covering a speed limit sign on Hill Street near the Corunna Fire Hall.

### **Councillor Foster**

Councillor Foster attended Trail Committee Meeting, Committee wants to know if Council wants them to continue or disband since they are a Committee of Council; and attended the International Trail Day put on by the Sombra Optimists.

Councillor Foster also attended the Moore Sports Complex Refrigeration Project Recognition Event, a Committee of Adjustment meeting, and went on a tour of the Township Parks as part of the Parks Advisory Committee.

Councillor Foster closed her report by advising she is taking an asset management course online.

### **Councillor Langis**

Councillor Langis attended many events representing the Township including the Moore Sports Complex Refrigeration Project Recognition Event; the emergency simulation; the Corunna 200th Recognition event; Sombra Museum meeting; Wilkesport Hall meeting; the Accessibility Advisory Committee meeting; the parks tour as part of the Parks Advisory Committee; and reported she visited the Brigden Library noting the design is wonderful and any changes the Township makes to other libraries should consider similar components.

### **Councillor Langstaff**

Councillor Langstaff attended many events including the Port Lambton Pirates Golf Tournament; and the Mooretown Arena project recognition event.

Councillor Langstaff has taken the opportunity to speak with many residents about various concerns and wishes everyone a happy Pride month.

Councillor Langstaff closed his report by asking staff to reach out to the SCRCA to see if they would be agreeable to receive excess aggregate stone from Enbridge to be used as parking base for the Wilkesport boat launch at the Sydenham River.

### **Councillor Myers**

Councillor Myers attended many events including the Corunna 200th recognition; the Spring Fling at the Brigden Fairgrounds; and went on a tour with Heritage St. Clair to determine locations for new hamlet signs.

### **Deputy Mayor Miller.**

Deputy Mayor Miller attended many events representing the Township including the Port Lambton Bike Rodeo and the Moore Sports Complex Project recognition event.

### **Mayor Agar**

Mayor Agar attended many events representing the Township including the County Committee meeting; the Moore Museum Victorian Tea event; the Corunna 200th Recognition; a LAWSS meeting; the Moore Sports Complex Project Recognition Event; the Brigden Firefighter fish fry; the CAER meeting for Councillor Brown; Safety Awareness Day at Brander Park; and the Wilkesport United Church 150th Celebration.

Mayor Agar met with the Diageo project team who is prepared to submit a site plan in the coming week; and with HydroOne in advance of their announcement for their selected route for the new transmission line.

Mayor Agar closed his report by advising Council he has received concerns about the need to sweep the St. Clair River Trail more than the current practice of twice

annually and reported he has asked staff for a report on potential options and cost. Mayor Agar also asked staff to look into maintenance of the subdivision signs at Paddock Green noting they become a maintenance burden and discouraged their inclusion for future projects.

## **11 UPCOMING MEETINGS**

- 11.1** Regular Meeting - Session 12 - June 19, 2023, 6:00 p.m.
- 11.2** Regular Meeting - Session 13 - July 10, 2023, 3:00 p.m.
- 11.3** Regular Meeting - Session 14 - August 14, 2023, 3:00p.m.

## **12 IN CAMERA SESSION**

- 12.1** Section 239(2)(f) to consider legal advice related to bylaw enforcement
- 12.2** Section 239(2)(c) to consider a proposal to purchase Township land

### **MOTION - 23**

Steve Miller made a motion - Be it resolved that the meeting enter an in-camera session to consider the following items:

- 12.1 - Section 239(2)(f) - to consider legal advice related to bylaw enforcement
  - 12.2 - Section 239(2)(c) - to consider a proposal to purchase Township land
- Pat Brown seconded the motion. CARRIED.

## **13 RISE AND REPORT**

There was no motion to rise and report.

## **14 ADJOURNMENT**

- 14.1** The meeting was adjourned at 5:40 p.m.

### **MOTION - 24**

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

Holly Foster seconded the motion. CARRIED.

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Mayor – Jeff Agar

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Clerk – Jeff Baranek

