



Township of St. Clair

Minutes

Regular Council Meeting

Monday, May 5, 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 - April 22, 2025

[DRAFT Regular Council - 22 Apr 2025 - Minutes](#)

4.2 Minutes of Township Committees:

[Heritage St Clair - March 2025 - Minutes](#)

5. DELEGATIONS/PRESENTATIONS

5.1 3:10 pm - WSP Canada Inc (Nick Sully) - Active Transportation Master Plan

[Active Transportation Master Plan Presentation](#)

5.2 3:20 pm - Nicole Krohn - 364 Alfred Street - Surface Drainage Concerns

[Nicole Krohn - 364 Alfred Street - Surface Drainage Concerns](#)

6. CORRESPONDENCE ITEMS

6.1 Port Lambton Gala Days - Municipally Significant Event Request

[Port Lambton Gala Days - Request for Refreshment Tent](#)

6.2 Transient Trader Application - THE ICECREAM TRUCK

[Transient Trader Application](#)

7. INFORMATION ITEMS

7.1 St. Clair Regional Conservation Authority - 2024 Annual Report

[2024 SCRCA Annual Report](#)

8. REPORTS OF COMMITTEES AND STAFF

8.1 [Clerk Report](#) - Overview of Strong Mayor Powers

[Clerk Report - Overview of Strong Mayor Powers](#)

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

[Vendor Invoices and RBC VISA Charges](#)

8.3 [Senior Tax Clerk Report](#) - 2023-2025 Taxation Write Offs

[2023 - 2025 Taxation Write Offs](#)

- 8.4 [Director of Emergency Services / Fire Chief Report - Monthly Fire Department Report](#)
[Fire Department Monthly Report](#)
- 8.5 [Director of Emergency Services / Fire Chief Report - Station 1 Parking Lot Repair](#)
[Fire Department - Station 1 Parking Lot Repair](#)
- 8.6 [Director of Public Works Report - St. Clair Township Active Transportation Master Plan](#)
[St. Clair Township Active Transportation Master Plan](#)
- 8.7 [Director of Public Works Report - 2025 United Way BBQ](#)
[2025 United Way BBQ](#)
- 8.8 [Director of Community Services - Monthly Information Report](#)
[Director of Community Services - Information Report - May 2025](#)

9. COUNCILLORS' REPORTS

10. UPCOMING MEETINGS

- 10.1 Regular Meeting - Session 9 - May 20, 2025 at 6:00 pm
- 10.2 Regular Meeting - Session 10 - June 2, 2025 at 3:00 pm
- 10.3 Regular Meeting - Session 11 - June 16, 2025 at 6:00 pm

11. IN CAMERA SESSION

- 11.1 Section 239(2)(c) to consider the disposition of a parcel of Township land.
- 11.2 Section 239(2)(i) to discuss a proposal from a contractor

12. ADJOURNMENT



MINUTES

Regular Council Meeting

3:00 PM - Monday, May 5, 2025
Council Chambers

The Regular Council of the Township of St. Clair was called to order on Monday, May 5, 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 - April 22, 2025

Motion 1

Bill Myers made a motion - Be it resolved that the minutes of the Regular Council Meeting held on April 22, 2025, be received and approved. Holly Foster seconded the motion. CARRIED.

Motion 2

Pat Brown made a motion - Be it resolved that Motion 16 from the minutes of the Council meeting held on April 22 be lifted from the table for consideration. Bill Myers seconded the motion. CARRIED

Motion 3

Pat Brown made a motion - Be it resolved that \$25,000 be taken from the \$50,000 allotted to the meeting room upgrades at the Moore Sports Complex (originally from the Environment and Education Fund) and that it be reallocated to funds to be used by the Mooretown Campground for improvements. Bill Myers seconded the motion. CARRIED

4.2 Minutes of Township Committees:

Motion 4

Cathy Langis made a motion Be it resolved that the minutes of the following committees be accepted and approved:

- Heritage St Clair - March 2025 - Minutes Brad Langstaff seconded the motion. CARRIED.

5. DELEGATIONS/PRESENTATIONS

5.1 3:10 pm - WSP Canada Inc (Nick Sully) - Active Transportation Master Plan

On behalf of WSP Canada Inc. Mr. Sully summarized the findings of the Active Transportation Plan and presented proposed improvements to promote active transportation within the Township. The comprehensive plan considered trails, paved shoulders, and other hybrid solutions in an effort to provide more active options for the residents of the Township.

After the presentation there was some discussion on traffic slowing measures including removable bollards, installation of separation planters, and removable traffic bumps; but the cost of maintenance for such features can be a deterrent.

Mayor Agar thanked Mr. Sully for his report and noted Council will look to prioritize such improvements on future capital projects.

5.2 3:20 pm - Nicole Krohn - 364 Alfred Street - Surface Drainage Concerns

On behalf of her parents, the owners of 364 Alfred Street, Nicole Krohn submitted her concerns about the increasingly concerning issue of the collection of surface water on the property. She noted they have experienced two recent floods, and historically dealt with major flooding in 2011.

In an effort to direct surface water away from their home, Mrs. Krohn submitted that her parents have installed a rear yard catch-basin and have attempted to seal the basement using multiple strategies. Mrs. Krohn advised she has hired a professional to research the issue and has been told surface water is escaping the development that extended Ellis Street and ending up in her parent's backyard. She submitted that her consultant advised the storm infrastructure on Ellis Drive is undersized and is a root cause for the surface water issues she is experiencing.

The Krohn's have endured immeasurable loss as a result of all the flooding and are asking to partner with the Township to work together towards a solution to this increasing problem.

Mayor Agar apologized to the Krohn family for the continued agony this situation has caused them. Public Works Coordinator Dave Neely suggested sending a camera through the local storm water infrastructure to ensure there is no clogs or breaks. Mr. Neely submitted that often landowners alter their topography resulting in drainage water pooling in areas. Mr. Neely admitted the older infrastructure, like that in most of the Township's urban areas, is only designed for two-year storm events; but already this year there has been a storm that exceeded those volumes, and there were two in the summer of 2024.

Clerk Jeff Baranek reminded everyone that new development is graded to retain their own surface water noting often what happens is when new development occurs, it is built up no-longer allowing leaching surface water access which results in it ponding in locations it did not previous to the development.

Councillor Brown asked Mrs. Krohn to share the findings of her consultant with Township staff and Mayor Agar asked staff to begin by sending a camera through the infrastructure and share the results the owners; and then asked that they work together to see if there is a workable solution to the problem.

6. CORRESPONDENCE ITEMS

6.1 Port Lambton Gala Days - Municipally Significant Event Request

Motion 5

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

6.1 Port Lambton Gala Days - Municipally Significant Event Request

6.2 Transient Trader Application Bill Myers seconded the motion. CARRIED.

Motion 6

Holly Foster made a motion - Be it resolved that Port Lambton Gala Days being held August 1st, 2nd and 3rd, 2025 at McDonald Park, be considered a municipally significant event and permission be granted to establish a refreshment tent subject to the Township's Alcohol Management Policy. Brad Langstaff seconded the motion. CARRIED.

6.2 Transient Trader Application - THE ICECREAM TRUCK

Motion 7

Steve Miller made a motion - Be it resolved that the Transient Trader Permit request submitted by The Ice Cream Truck be denied as the Township sells similar snacks in most campgrounds. Brad Langstaff seconded the motion. CARRIED

7. INFORMATION ITEMS

7.1 St. Clair Region Conservation Authority - 2024 Annual Report

Motion 8

Holly Foster made a motion - Be it resolved that the St. Clair Region Conservation Authority 2024 Annual Report be received as information. Cathy Langis seconded the motion. CARRIED.

8. REPORTS OF COMMITTEES AND STAFF

8.1 Clerk Report - Overview of Strong Mayor Powers Legislation

Motion 9

Steve Miller made a motion - Be it resolved that the Overview of Strong Mayor Powers Legislation report as submitted by Clerk Jeff Baranek, be received as information. Brad Langstaff seconded the motion. CARRIED.

Motion 10

Bill Myers made a motion - Be it resolved that the Township submit a letter to Premier Ford expressing their opposition to the establishment of Strong Mayor Powers specifically in the Township, but also their opposition for such powers anywhere in Ontario. Steve Miller seconded the motion. CARRIED 6-1.

Councillor Bill Myers	For
Councillor Brad Langstaff	For
Councillor Cathy Langis	For
Councillor Holly Foster	For
Mayor Jeff Agar	Opposed
Councillor Pat Brown	For
Deputy Mayor Steve Miller	For

8.2 Treasurer Report - Vendor Invoices and RBC VISA Charges

Motion 11

Holly Foster made a motion - Be it resolved that the following Vendor Invoices report as submitted by Treasurer George Lozon, be received and the included invoices be approved for the period of March 30, 2025, to April 26, 2025, totaling \$8,991,566.01; and RBC Visa charges for the period March 18, 2025, to April 15, 2025, totaling \$54,105.22. Brad Langstaff seconded the motion. CARRIED.

Motion 12

Pat Brown made a motion - Be it resolved that the Township submit payment to the St. Clair Region Conservation Authority bi-annually as opposed to once annually. Holly Foster seconded the motion. CARRIED

8.3 Senior Tax Clerk Report - 2023-2025 Taxation Write Offs

Motion 13

Steve Miller made a motion - Be it resolved that the Taxation Write Offs 2024 report as submitted by Senior Tax Clerk Debbie Churchill, be received and that the Treasurer, in accordance with the provisions of Sections 357 and 358 of the Municipal Act, be authorized to write off property taxes for the years of 2023, 2024, and 2025 as identified in "Appendix A". Cathy Langis seconded the motion. CARRIED.

8.4 Director of Emergency Services / Fire Chief Report - Monthly Fire Department Report

Motion 14

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

8.5 Director of Emergency Services / Fire Chief Report - Station 1 Parking Lot Repair

Motion 15

Steve Miller made a motion - Be it resolved that the Station 1 Parking Lot Repair report as submitted by Director of Emergency Services / Fire Chief Richard Boyes, be received as information, and that the contract for repair and resurfacing of the Station 1 parking lot be awarded to Sev-Con Paving for \$97,335.00 + HST, with funding to be drawn from the approved 2025 Capital Budget. Bill Myers seconded the motion. CARRIED.

8.6 Director of Public Works Report - St. Clair Township Active Transportation Master Plan

Motion 16

Holly Foster made a motion - Be it resolved that the St. Clair Township Active Transportation Master Plan report as submitted by Director of Public Works Brian Black, be received as information and that the Active Transportation Master Plan be approved and adopted and that the proposed Road Diet on Hill St. be approved "in principal" to encourage further engagement with the County regarding project planning be approved. Steve Miller seconded the motion. CARRIED.

Motion 17

Bill Myers made a motion - Be it resolved that staff be directed to consult with the St. Clair River Trail committee to explore funding possibilities to build out

some recommendations from the Active Master Transportation Plan. Pat Brown seconded the motion. CARRIED

8.7 Director of Public Works Report - 2025 United Way BBQ

Motion 18

Pat Brown made a motion - Be it resolved that the 2025 United Way BBQ report as submitted by Director of Public Works Brian Black, be received as information and that St. Clair Township hold a free BBQ for Council and Staff to serve as a 2025 United Way Event at Noon on Wednesday, May 28th, 2025. Holly Foster seconded the motion. CARRIED.

8.8 Director of Community Services - Monthly Information Report

Motion 19

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

9. COUNCILLORS' REPORTS

COUNCILLOR BROWN

Councillor Brown attended the St. Clair River Trail Committee meeting; the Mayor's Honour Roll dinner; and Bonnie Stevenson's retirement dinner.

COUNCILLOR FOSTER

Councillor Foster attended the Mayor's Honour Roll dinner and congratulated all the recipients.

COUNCILLOR LANGIS

Councillor Langis attended a women's leadership seminar in Sarnia; the Mayor's Honour Roll dinner; the Committee of Adjustment meeting; the Heritage St. Clair meeting; Bonnie Stevenson's retirement event; and closed her report by asking staff to maintain some potholes on Rokeby Line between Brigden and Telfer Roads.

COUNCILLOR LANGSTAFF

Councillor Langstaff attended the Wilkesport Jamboree Dance; the Mayor's Honour Roll dinner; and Bonnie Stevenson's Retirement event.

COUNCILLOR MYERS

Councillor Myers attended the Wilkesport Hall Annual General Meeting; the Wilkesport Jamboree Dance; the Mayor's Honour Roll dinner and Bonnie Stevenson's Retirement event.

Councillor Myers reported the Township of St. Clair is the most likely host for the 2027 International Plowing Match.

DEPUTY MAYOR MILLER

Deputy Mayor Miller advised he attended many of the events already reported.

MAYOR AGAR

Mayor Agar attended a meeting with St. Clair Power about their plans to expand their facility; the retirement event for Bonnie Stevenson; the Sarnia Police and Fire Chiefs dinner; a meeting to discuss the ongoing HydroOne transmission line and noted there will be an open house in Brigden on May 21 at 3pm - 7pm.

Mayor Agar also participated in a meeting to discuss the Strategic Plan with Lambton Public Health.

10. UPCOMING MEETINGS

- 10.1 Regular Meeting - Session 9 - May 20, 2025 at 6:00 pm
- 10.2 Regular Meeting - Session 10 - June 2, 2025 at 3:00 pm
- 10.3 Regular Meeting - Session 11 - June 16, 2025 at 6:00 pm

11. IN CAMERA SESSION

- 11.1 Section 239(2)(c) to consider the disposition of a parcel of Township land.
- 11.2 Section 239(2)(i) to discuss a proposal from a contractor

Motion 20

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

- 11.1 Section 239(2)(c) to consider the disposition of a parcel of Township land.
 - 11.2 Section 239(2)(i) to discuss a proposal from a contractor
- Holly Foster seconded the motion. CARRIED.

Rise and Report

Clerk Jeff Baranek noted there was nothing to rise and report from the in-camera session.

12. ADJOURNMENT

- 12.1 The meeting was adjourned at 5:45 pm.

Motion 21

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

Mayor - Jeff Agar

Clerk - Jeff Baranek

