



Township of St. Clair

Minutes

Regular Council Meeting

Monday, January 12, 2026 @ 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 - December 15, 2025
[DRAFT Regular Council - 15 Dec 2025 - Minutes](#)

4.2. Minutes of Township Committees:
[Heritage St Clair - October & November, 2025 - Minutes](#)
[Moore Museum Advisory Committee - December, 2025 - Minutes](#)

5. DELEGATIONS/PRESENTATIONS

5.1. **3:10 pm - 2025 Asset Management Plan** - Agile Infrastructure, Nick Larson
[St Clair Township AMP - Final \(1\)](#)
[Appendix C - Asset Inventories - Final](#)
[Appendix D - 25 Year Planned Program](#)
[AMP Update - Council Presentation v3](#)

6. CORRESPONDENCE ITEMS

6.1. Reduced Speed Limit Request - St. Clair Parkway
[St. Clair Parkway Speed Proposal](#)

7. INFORMATION ITEMS

7.1. Building Permit Comparison November 2025
[Building Permit Comparison - November 2025](#)

8. REPORTS OF COMMITTEES AND STAFF

8.1. **Clerk Report** - Teriann Weeke, Commissioner of Oaths
[Teriann Weeke Comm of Oaths](#)

8.2. **Treasurer Report** - 2024 Financial Indicator Review
[2024 Financial Indicator Review](#)

- 8.3. **Treasurer Report** - Financial Statements for the Period January to November 2025
[Financial Statements](#)
- 8.4. **Treasurer Report** - 2026 OPP Annual Billing & Reconciliation of 2024 Costs
[2026 OPP Policing Costs](#)
- 8.5. **Director of Emergency Services / Fire Chief Report** - December Fire Department Report
[Fire Department Report - December 2025](#)
- 8.6. **Coordinator of Operations (Works) Report** - 40 km/h Speed Limit in School Areas
[40km Speed Limits](#)
- 8.7. **Director of Community Services Report** - Community Services Information Report
[January Information Report](#)
- 8.8. **Director of Community Services Report** - MSC Making Waves Project Update

9. BY-LAWS

- 9.1. **By-Law 1 of 2026** - Borrowing By-Law
[DRAFT B-L 1 of 2026 - Borrowing By-law](#)
- 9.2. **By-Law 2 of 2026** - Zoning By-Law Amendment - 1039 Smith Line
[DRAFT B-L 2 of 2026 - Zoning By-Law Amendment - 1039 Smith Line](#)
- 9.3. **By-Law 3 of 2026** - Confirming By-Law
[DRAFT B-L 3 of 2026 - Confirming](#)
- 9.4. **By-Law 4 of 2026** - Surplus Land Bylaw - Hill Street - Spinnato and Dynamic Graffix
[DRAFT B-L 4 of 2026 - Surplus Land Bylaw - Hill Street - Spinnato and Dynamic Graffix](#)

10. COUNCILLORS' REPORTS

11. UPCOMING MEETINGS

- 11.1. 2026 Budget Meeting - January 15, 2026 at 5:00 pm ****NOT LIVE STREAMED****
- 11.2. Regular Meeting - Session 2 - February 2, 2026 at 3:00 pm
- 11.3. Regular Meeting - Session 3 - February 17, 2026 at 6:00 pm
- 11.4. Regular Meeting - Session 4 - March 2, 2026 at 3:00 pm

12. ADJOURNMENT



MINUTES

Regular Council Meeting

3:00 PM - Monday, January 12, 2026
Council Chambers

The Regular Council of the Township of St. Clair was called to order on Monday, January 12, 2026, 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, COA 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. TRIBUTE TO THE LATE JOHN DEMARS

3.1 Mayor Agar asked those in attendance to observe a moment of silence to acknowledge the passing of former Township Clerk John Demars. John served as the first Clerk of the Township of St. Clair after serving for the former Township of Sombra for a combined 32 years. John's impact and influence will never be forgotten.

John was very passionate about municipal projects even into his retirement. Most recently, John spent multiple hours daily entertaining the workers who were restoring the Marshy Creek Bridge. Mayor Agar asked for a motion to rename the Marshy Creek Bridge to the John Demars Bridge to commemorate the lifelong contributions he made to the Township and our community.

Motion 1

Steve Miller made a motion - Be it resolved that the Township install a plaque and rename the Marshy Creek Bridge the John Demars Bridge as a tribute to forever acknowledge his immeasurable contributions to the Township of St. Clair and former Town of Sombra. Bill Myers seconded the motion. CARRIED.

4. DECLARATION OF PECUNIARY INTEREST

5. ADOPTION OF MINUTES

5.1 Regular Council Meeting - December 15, 2025

Motion 2

Cathy Langis made a motion - Be it resolved that the minutes of the Regular Council Meeting held on December 15, 2025 be received and approved. Pat Brown seconded the motion. CARRIED.

5.2 Minutes of Township Committees:

Motion 3

Holly Foster made a motion - Be it resolved that the minutes of the following Township Committees be accepted and approved:

- Heritage St Clair - October & November 2025 - Minutes
 - Moore Museum Advisory Committee - December 2025 - Minutes
- Brad Langstaff seconded the motion. CARRIED.

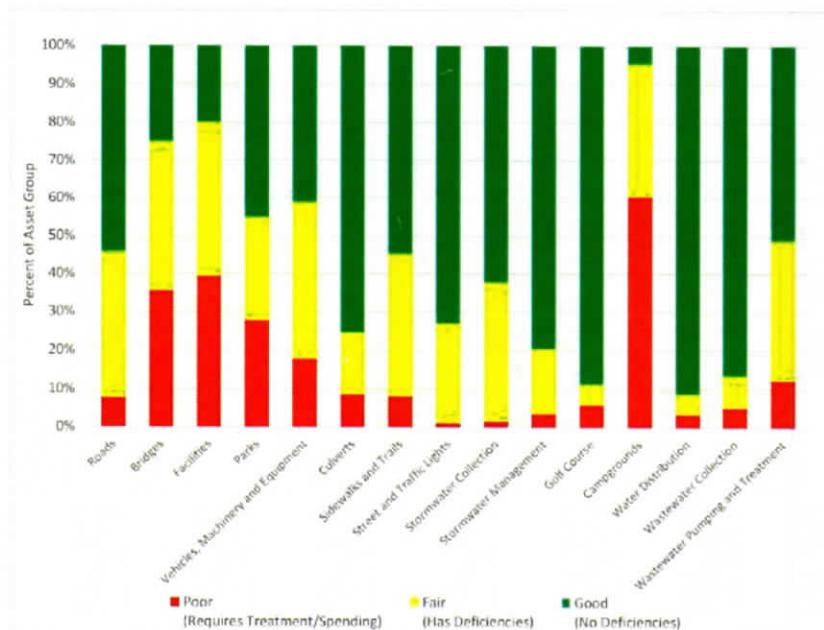
6. DELEGATIONS/PRESENTATIONS

6.1 3:10 pm - 2025 Asset Management Plan - Agile Infrastructure (Nick Larson)

On behalf of Agile Infrastructure, President Nick Larson presented the 2026 Township Asset Management Plan. The Township has a replacement value of \$1.7 billion for all assets.

In total over the past three years, the Township has spend \$57 million on capital projects; and \$45 million in capital projects is being proposed for the 2026 budget (a figure that includes \$20 million in spending as a portion of the expansion of the WWTP project).

Current Performance Results



2025 AMP UPDATE SUMMARY

Financial Analysis Conclusions

For the infrastructure systems supported by the Tax Levy:

- The Township is highly dependent on recurring Provincial and Federal grants to fund its infrastructure program.
- Assuming 3.0% inflation to operating and capital expenditures, and no inflation to recurring grant revenue:
 - The Township should be able to fund the desired capital program to have the infrastructure systems meet the community's expectations with 5.0%, 4.0% and 3.5% annual increases to the tax levy over the short, medium, and long-term, respectively.
 - The increases above the 3.0% baseline generate \$135 million in additional revenue over the 25-year forecast period. This represents approximately 38% of the inflation-adjusted 25-year capital expenditures required to achieve the desired performance expectations.
 - Without this additional revenue, the Township would have to lower tax-supported capital spending by approximately \$3.5 million to an annual level of \$5.8 million (in 2025 \$).
 - The projects that do receive funding should be prioritized based on the risk of assets not meeting their performance objectives.
- The tax levy increases could be avoided if the Township is successful at obtaining unconditional one-time grants from the Provincial or Federal government to fund projects.
- The real average tax bill increase for each household is less than the overall tax levy increase if the number of households is increasing each year. Conversely, bills would increase more than the total tax levy annual increase if the population decreases (because the same revenue needs are being split between less households).

After reviewing the plan and stimulation a robust discussion, the AMP will be back on the agenda for the next meeting date for consideration of approval.

7. CORRESPONDENCE ITEMS

7.1 Reduced Speed Limit Request - St. Clair Parkway

Motion 4

Steve Miller made a motion - Be it resolved that the request for a reduced speed limit on St Clair Parkway be received. Brad Langstaff seconded the motion. CARRIED.

Motion 5

Steve Miller made a motion - Be it resolved that staff undertake a study to determine the appropriate speed limit for the entire length of St. Clair Parkway. Brad Langstaff seconded the motion. CARRIED

8. INFORMATION ITEMS

8.1 Building Permit Comparison November 2025

Motion 6

Cathy Langis made a motion - Be it resolved that the Building Permit Comparison for November 2025 be received. Holly Foster seconded the motion. CARRIED.

9. REPORTS OF COMMITTEES AND STAFF

9.1 Clerk Report - Teriann Weeke, Commissioner of Oaths

Motion 7

Steve Miller made a motion - Be it resolved that the Commissioner of Oaths Appointment report submitted by Clerk Jeff Baranek be received as information and that Teriann Weeke be reappointed as a Township Commissioner of Oaths. Cathy Langis seconded the motion. CARRIED.

9.2 Treasurer Report - 2024 Financial Indicator Review

Motion 8

Brad Langstaff made a motion - Be it resolved that the 2024 Financial Indicator Review from the Ministry of Municipal Affairs and Housing report submitted by Treasurer George Lozon be received as information. Bill Myers seconded the motion. CARRIED.

9.3 Treasurer Report - Financial Statements for the Period January to November 2025

Motion 9

Holly Foster made a motion - Be it resolved that the Financial Statements for the Period of January to November 2025 report as submitted by Treasurer George Lozon be received as information. Brad Langstaff seconded the motion. CARRIED.

9.4 Treasurer Report - 2026 OPP Annual Billing & Reconciliation of 2024 Costs

Motion 10

Holly Foster made a motion - Be it resolved that the 2026 OPP Annual Billing and Reconciliation of 2024 Costs report submitted by Treasurer George Lozon be received as information. Bill Myers seconded the motion. CARRIED.

9.5 Director of Emergency Services / Fire Chief Report - December Fire Department Report

Motion 11

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

9.6 Coordinator of Operations (Works) Report - 40 km/h Speed Limit in School Areas

Motion 12

Be it resolved that the 40km/h Speed Limit in School Areas report submitted by Coordinator of Operations David Neely be received as information.

Motion 13

Pat Brown made a motion - Be it resolved that the speed limit in the following school zones be lowered to 40km/h:

- Sir John Moore Community School
- Riverview Central Public School
- Mooretown-Courtright Public School

Bill Myers seconded the motion. CARRIED.

9.7 Director of Community Services Report - Community Services Information Report

Motion 14

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

Motion 15

Pat Brown made a motion - Be it resolved that the Brigden Community Hall Improvements Project, budgeted at \$50,000, be placed on hold until more information can be provided on the existing fire deficiencies. Brad Langstaff seconded the motion. CARRIED

9.8 Director of Community Services Report - MSC Making Waves Project Update

Motion 16

Cathy Langis made a motion - Be it resolved that the MSC Making Waves Project Update report submitted by Director of Community Services Kendall Lindsay be received as information, and that the additional funding to complete the pool and changeroom upgrades in the amount of \$1,550,317.33 be approved. Bill Myers seconded the motion. CARRIED.

Motion 17

Holly Foster made a motion - Be it resolved that staff consider opportunities for the sale of naming rights for the Mooretown Sports Complex and its internal facilities to help fund required improvements. Brad Langstaff seconded the motion. CARRIED.

10. BY-LAWS

10.1 By-Law 1 of 2026 - Borrowing By-Law

10.2 By-Law 2 of 2026 - Zoning By-Law Amendment - 1039 Smith Line

10.3 By-Law 3 of 2026 - Confirming By-Law

10.4 By-Law 4 of 2026 - Surplus Land Bylaw - Hill Street - Spinnato and Dynamic Graffix

Motion 18

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

9.1 - By-Law 1 of 2026 - Borrowing By-Law

9.2 - By-Law 2 of 2026 - Zoning By-Law Amendment - 1039 Smith Line

9.3 - By-Law 3 of 2026 - Confirming By-Law

9.4 - By-Law 4 of 2026 - Surplus Land Bylaw - Hill Street - Spinnato and Dynamic Graffix
Steve Miller seconded the motion. CARRIED.

11. COUNCILLORS' REPORTS

COUNCILLOR BROWN

Councillor Brown attended the Asset Management Committee meeting; and a Flood Action meeting at the St. Clair Region Conservation Authority.

Councillor Brown closed his report by wishing everyone a Happy New Year and asking staff to consider limiting parking to one side of the street on Birchbank Street in the area of St. Joseph's Elementary School.

Motion 19

Pat Brown made a motion - Be it resolved that staff consider reducing parking to only one side of Birchbank Street to enhance safety for students and patrons accessing St. Joseph's Elementary School. Holly Foster seconded the motion. CARRIED.

COUNCILLOR FOSTER

Councillor Foster wished everyone a Happy New Year and thanked staff for their assistance in helping her understand the Asset Management process; she also reported she is enrolled in an asset management course so she can continue to better understand the value of the AMP.

COUNCILLOR LANGIS

Councillor Langis reported she has fielded multiple calls about parking restrictions during the winter months; and attended the Moore Museum board meeting noting that Curator Fiona will be on maternity leave in the coming weeks and wished her all the best. Councillor Langis closed her report by wishing everyone a Happy New Year.

COUNCILLOR LANGSTAFF

Councillor Langstaff paid tribute to the late John Demars, who passed away on December 29, 2025. John was the perfect public servant who was there for his grandfather, his father and himself. Councillor Langstaff looks forward to dedication opportunities to honour and commemorate John's contributions to the Township. Rest in Peace John.

Councillor Langstaff closed his report by advising he will make a motion to have the Clerk draft a letter of support for the continued operation of Cargill Ag in Sarnia. Cargill has been and must continue to be a vital port for importing and exporting agricultural products. That port exported more than 60% of Ontario's wheat crop in 2025 and 35% of all Ontario's exported agriculture products leave through the Sarnia port.

Motion 20

Brad Langstaff made a motion - Be it resolved that the Township endorse the Mayor to send a letter of support for Cargill Ag to the MP, the MPP and all local agricultural boards, to lobby for the continued long-term operation of the port while emphasizing

the importance not only to local, but also to regional and provincial Ontario farmers. Holly Foster seconded the motion. CARRIED.

COUNCILLOR MYERS

Councillor Myers attended the Jamboree at the Wilkesport Hall and noted upcoming Consideration meetings on January 27th.

DEPUTY MAYOR MILLER

Deputy Mayor Miller attended the Emergency Services exercise; and the SCRCA Flood Action meeting. Deputy Mayor Miller wished everyone a Happy New Year and asked Bylaw Enforcement staff to patrol overnight parking in Sombra and Port Lambton.

MAYOR AGAR

Mayor Agar attended the OPP meeting; the Emergency Management Exercise; a Christmas dinner at Marshall Gowland Manor; met with many citizens groups; attended the New Years Levee at the Corunna Legion; presided over the Opening Ceremonies at the Juvenile Silver Stick; attended the Lady Flags Hockey Day; and met with Michael Harris, the new District Manager of the Ministry of the Environment Heavy Industrial Compliance noting that will be a good contact going forward.

12. UPCOMING MEETINGS

- 12.1 2026 Budget Meeting - January 15, 2026 at 5:00 pm ****NOT LIVE STREAMED****
- 12.2 Regular Meeting - Session 2 - February 2, 2026 at 3:00 pm
- 12.3 Regular Meeting - Session 3 - February 17, 2026 at 6:00 pm
- 12.4 Regular Meeting - Session 4 - March 2, 2026 at 3:00 pm

13. ADJOURNMENT

- 13.1 The meeting adjourned at 4:00 pm.

Motion 21

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

