



# Township of St. Clair

## Minutes

Regular Council Meeting

Monday, September 15, 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 - September 2, 2025  
[DRAFT Regular Council - 02 Sept 2025 - Minutes](#)
- 4.2. Minutes of the Moore Museum Advisory Committee - July 2025  
[Moore Museum Advisory Committee Minutes July 2025](#)

### 5. DELEGATIONS/PRESENTATIONS

- 5.1. 6:00 pm - Jane Marsh - Moore Community and Recreational Foundation
- 5.2. 6:10 - Senior Planner, Ian McDougall - Zoning By-Law Amendment - 1371 Petrolia Line  
[Public Meeting Agenda ZBLA Storey 1371 Petrolia Line](#)  
[Zoning By-Law Amendment - 1371 Petrolia Line](#)
- 5.3. 6:20 pm - Geoff Core - Kiwanis Club of Corunna - Walking Trail  
[Kiwanis - Presentation](#)
- 5.4. 6:30 pm - Chantelle Gubert - IESO Battery Energy Storage System  
[St Clair BESS - Council Presentation](#)

### 6. INFORMATION ITEMS

- 6.1. Lambton Group OPP Detachment Board Minutes - July & August 2025  
[Lambton Group OPP Detachment Board Minutes - July & August 2025](#)
- 6.2. Enbridge - 2026 Kimball - Colinville Wells Drilling Project  
[Enbridge - 2026 Kimball - Colinville Wells Drilling Project](#)

### 7. REPORTS OF COMMITTEES AND STAFF

- 7.1. [Financial Analyst Report - Awarding the Development Charge By-Law and Background Study](#)  
[Development Charge By-Law and Background Study](#)
- 7.2. [Director of Community Services Report - Sombra Museum Cultural Centre Building](#)

[Sombra Museum Cultural Building](#)

- 7.3. [Coordinator of Operations \(Works\) Report - Municipal Access Agreement - Fibre Optic Internet](#)  
[Municipal Access Agreement - Fibre Internet](#)

**8. DRAINAGE BY-LAWS**

- 8.1. By-Law 11 of 2025 - Various Drains 2024 Spraying - No Grant  
[By-Law 11 of 2025 - Various Drains 2024 Spraying - No Grant](#)
- 8.2. By-Law 12 of 2025 - Various Drains 2024 Spraying with Grant  
[By-Law 12 of 2025 - Various Drains 2024 Spraying with Grant](#)
- 8.3. By-Law 13 of 2025 - Various Drains 2024 Spraying with Grant  
[By-Law 13 of 2025 - Various Drains 2024 Spraying with Grant](#)
- 8.4. By-Law 14 of 2025 - Various Drains 2024 Spraying with Grant  
[By-Law 14 of 2025 - Various Drains 2024 Spraying with Grant](#)

**9. BY-LAWS**

- 9.1. By-Law 28 of 2025 - Amending By-Law - to amend Clearing of Land By-Law 33 of 2020 - Storm Water  
[DRAFT B-L 28 of 2025 - AMENDING BY-LAW - to amend Clearing of Land Bylaw 33 of 2020 - Storm Water](#)
- 9.2. By-Law 29 of 2025 - Zoning By-Law Amendment - 1371 Petrolia Line  
[DRAFT B-L 29 of 2025 - Zoning By-Law Amendment - 1371 Petrolia Line](#)
- 9.3. By-Law 30 of 2025 - Confirming  
[DRAFT B-L 30 of 2025 - Confirming](#)

**10. COUNCILLORS' REPORTS**

**11. UPCOMING MEETINGS**

- 11.1. Regular Meeting - Session 16 - October 6, 2025 at 3:00 pm
- 11.2. Regular Meeting - Session 17 - October 20, 2025 at 6:00 pm
- 11.3. Regular Meeting - Session 18 - November 3, 2025 at 3:00 pm

**12. ADJOURNMENT**



# MINUTES

## Regular Council Meeting

6:00 PM - Monday, September 15, 2025  
Council Chambers

The Regular Council of the Township of St. Clair was called to order on Monday, September 15, 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, Councillor Pat Brown, Deputy Mayor Steve Miller, CAO John Rodey, and Clerk Jeff Baranek

**EXCUSED:** Mayor Jeff Agar

### 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 - September 2, 2025

Councillor Brown moved to reconsider Motion 19 from the September 2 meeting of Council, as he disputed the accuracy of the reference to the operating costs for the Courtright Hall; but the Clerk reminded Council that, according to the Procedural By-law, only those who voted in favour of the motion could request its reconsideration.

#### **Motion 1**

Holly Foster made a motion - Be it resolved that Motion 19 of the Minutes from the Regular meeting held on September 2 be reconsidered to remove the reference to the Operating Costs of the Courtright Hall. seconded the motion. NO SECONDER. MOTION LOST.

#### **Motion 2**

Cathy Langis made a motion - Be it resolved that the minutes of the Regular Council Meeting held on September 2, 2025 be received and approved. Brad Langstaff seconded the motion. CARRIED.

**4.2 Minutes of the Moore Museum Advisory Committee - July 2025**

**Motion 3**

Bill Myers made a motion - Be it resolved that the minutes of the Moore Museum Advisory Committee held July 2, 2025 be accepted and approved. Pat Brown seconded the motion. CARRIED.

**5. DELEGATIONS/PRESENTATIONS**

**5.1 6:00 pm - Jane Marsh - Moore Community and Recreational Foundation**

At the appointed time of 6:00pm, Deputy Mayor Miller welcomed Jane Marsh on behalf of the Moore Community and Recreational Foundation to make her presentation.

This year's recipients included the Corunna Street Festival, the Brigden Community Garden Group, the Moore Agricultural Society, the Moore and Sombra Museums, and the Moore Optimists.

Deputy Mayor Miller congratulated all the recipients and thanked them for all their efforts which help make this community our home.

**5.2 6:10 - Zoning By-Law Amendment - 1371 Petrolia Line**

At the appointed time of 6:10pm, Deputy Mayor Miller declared open the public meeting for Zoning By-law Amendment Application R2-25.

The application is in response to a condition of Consent from severance application B5/25 which disposed of a residence that is surplus to the needs of the owners of the farm as a result of consolidation.

Senior Planner Ian MacDougall summarized his report and indicated this re-zoning application would satisfy a condition of severance, and also comply with the Provincial Policy Statement and Township Planning Documents which require the remnant parcel to be re-zoned to prohibit dwellings in the future; and that the new parcel is recognized as undersized.

Mr. MacDougall advised the consent application was originally deferred by the Committee of Adjustment in an effort to clarify an MDS issue from a deteriorating barn on an abutting property. The draft zoning bylaw before Council addresses the issue and recognizes the decreased MDS setback in the event the barn is restored and prepared to house livestock once again.

Mr. MacDougall expressed his support for the application stating it complies with all the necessary planning documents and legislation.

Deputy Mayor asked if anyone wished to submit comments in favour or in opposition to the application, and nobody came forward. Clerk Jeff Baranek confirmed the Township did not receive any submissions.

Seeing no other questions from Council or anyone in attendance, Deputy Mayor Miller declared the public portion of the meeting closed and asked for any forthcoming motions.

#### **Motion 4**

Bill Myers made a motion Be it resolved that Re-zoning Application R2/25 to rezone the subject lands at 1371 Petrolia Line according to the conditions of Severance application B5/25 be approved and the corresponding By-law 29 of 2025 be considered for approval. Brad Langstaff seconded the motion.  
CARRIED

#### **5.3 6:20 pm - Geoff Core - Kiwanis Club of Corunna - Introduction**

At the appointed time of 6:20 pm, Deputy Mayor Miller welcomed Geoff Core to introduce the new Kiwanis Club of Corunna.

Kiwanis Club of Corunna President Tracey Manchester and Geoff Core advised the club has achieved its necessary 15 members and is excited to get working on their first project. Kiwanis Clubs are focused on providing service improvements for local children.

Kiwanis Club of Corunna identified some ideas they would like to focus on in the future as ball hockey sports pad; a dog park; a walking jogging path; a community garden; naturalized park; and a community garden and refrigerator (at a food bank).

Of those, the Club is proposing to introduce a walking/jogging path into one of Paddock Green Park, Sifton Park, or Parkdale Park. The Club sees pros and cons about each proposed location and is preparing to approach local committees including the Parks Committee, the St. Clair River Trail Committee, and the Heritage Committee to determine if there may be partnership opportunities.

At this time, the Kiwanis Club was only introducing itself and some potential projects, and looks forward to working with Council, staff, and other community groups to bring some of their vision to fruition.

#### **5.4 6:30 pm - Chantelle Gubert - IESO Battery Energy Storage System**

At the appointed time of 6:30 pm, Deputy Mayor Miller welcomed the Skyline Energy team to make their presentation.

Matt Kennedy, Director of Skyline Energy, President of Blue Circle Cameron Steinman, and Blue Circle Development Manager Chantelle Gubert made a presentation proposing a Battery Energy Storage System (BESS) project for the property known as 469 Polymoore Drive.

For this project, Blue Circle would lease the property from Skyline Energy for a 20 year term to accommodate a BESS Project covering 16 acres including 225-375 twenty-foot shipping containers which would store between 120-200 MW for an eight hour duration. The technology for the site would be Lithium Iron Phosphate (LFP) which is different from battery technology used in typical mobile phones.

In an effort to satisfy fire concerns, the project proposal would include a comprehensive site specific fire safety plan, and they would include training for Township First Responders.

As a part of the project, Skyline is prepared to negotiate a Community Benefit Agreement which would provide the municipality with approximately \$1000/MW/year.

Skyline is applying to the current RFP issued by the IESO for capacity in the grid. The deadline for those submissions is December 18, before which, they will require a Municipal Support Resolution (MSR).

The next step is to engage the public with a public meeting or open house. The dates have not yet been confirmed but will be done so shortly and advertised accordingly. Once that is complete, the Skyline Team will return to Council to communicate those results.

## 6. INFORMATION ITEMS

- 6.1 Lambton Group OPP Detachment Board Minutes - July & August 2025
- 6.2 Enbridge - 2026 Kimball - Colinville Wells Drilling Project

### Motion 5

Bill Myers made a motion - Be it resolved that the following information items be received:

6.1 - Lambton Group OPP Detachment Board Minutes - July & August 2025

6.2 - Enbridge - 2026 Kimball - Colinville Wells Drilling Project

Brad Langstaff seconded the motion. CARRIED

## 7. REPORTS OF COMMITTEES AND STAFF

- 7.1 Financial Analyst Report - Awarding the Development Charge By-Law and Background Study

### Motion 6

Brad Langstaff made a motion - Be it resolved that the Awarding the Development Charge By-Law and Background Study report as submitted by Financial Analyst Charlie Quenneville be received; and that the 2025 Development Charge Background Study in the total upset fees limit before HST in the amount of \$29,500 be awarded to Hemson Consulting Ltd. Cathy Langis seconded the motion. CARRIED.

- 7.2 Director of Community Services Report - Sombra Museum Cultural Centre Building

### Motion 7

Brad Langstaff made a motion - Be it resolved that the Sombra Museum Cultural Centre Building report as submitted by Director of Community Services Kendall Lindsay, be received; and that Council approve WSP Inc. to proceed with Phase 2, to be funded from the Sombra Museum Reserves, with the funding for Phase 3 to come from reallocated funds remaining from Community Services projects that have come in under budget; with any balance to be funded by Environment and Education Fund. Cathy Langis seconded the motion. CARRIED.

- 7.3 Coordinator of Operations (Works) Report - Municipal Access Agreement - Fibre Optic Internet

### Motion 8

Cathy Langis made a motion - Be it resolved that the Municipal Access Agreement – Fibre Optic Internet report as submitted by Coordinator of Operations David Neely be received; and that the proposed agreement be accepted and the Mayor and Clerk be authorized to sign the agreement and

other related documents and By-law. Pat Brown seconded the motion.  
CARRIED.

## **8. DRAINAGE BY-LAWS**

- 8.1 By-Law 11 of 2025 - Various Drains 2024 Spraying - No Grant
- 8.2 By-Law 12 of 2025 - Various Drains 2024 Spraying with Grant
- 8.3 By-Law 13 of 2025 - Various Drains 2024 Spraying with Grant
- 8.4 By-Law 14 of 2025 - Various Drains 2024 Spraying with Grant

### **Motion 9**

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

- 8.1 - By-Law 11 of 2025 - Various Drains 2024 Spraying - No Grant
  - 8.2 - By-Law 12 of 2025 - Various Drains 2024 Spraying with Grant
  - 8.3 - By-Law 13 of 2025 - Various Drains 2024 Spraying with Grant
  - 8.4 - By-Law 14 of 2025 - Various Drains 2024 Spraying with Grant
- Holly Foster seconded the motion. CARRIED.

## **9. BY-LAWS**

- 9.1 By-Law 28 of 2025 - Amending By-Law - to amend Clearing of Land By-Law 33 of 2020 - Storm Water
- 9.2 By-Law 29 of 2025 - Zoning By-Law Amendment - 1371 Petrolia Line
- 9.3 By-Law 30 of 2025 - Confirming

### **Motion 10**

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

- 9.1 - By-Law 28 of 2025 - Amending By-Law - to amend Clearing of Land By-Law 22 of 2020 - Storm Water
  - 9.2 - By-Law 29 of 2025 - Zoning By-Law Amendment - 1371 Petrolia Line
  - 9.3 - By-Law 30 of 2025 - Confirming
- Holly Foster seconded the motion. CARRIED.

## **10. COUNCILLORS' REPORTS**

### **COUNCILLOR BROWN**

Councillor Brown attended the County Council luncheon that was hosted by the Parkway Golf Course noting it was a very good and well attended event.

### **COUNCILLOR FOSTER**

Councillor Foster had nothing to report.

### **COUNCILLOR LANGIS**

Councillor Langis had nothing to report.

### **COUNCILLOR LANGSTAFF**

Councillor Langstaff had nothing to report other than announcing he married the love of his life over the weekend.

**COUNCILLOR MYERS**

Councillor Myers attended the Wilkesport Hall Fundraising meeting noting there is a dance at the hall September 19.

**DEPUTY MAYOR MILLER**

Deputy Mayor Miller attended the County Council luncheon echoing Councillor Brown's comments that it was a wonderful event and noting the high attendance.

**MAYOR AGAR**

Mayor Agar was unable to attend the meeting.

**11. UPCOMING MEETINGS**

- 11.1 Regular Meeting - Session 16 - October 6, 2025 at 3:00 pm
- 11.2 Regular Meeting - Session 17 - October 20, 2025 at 6:00 pm
- 11.3 Regular Meeting - Session 18 - November 3, 2025 at 3:00 pm

**12. ADJOURNMENT**

- 12.1 The meeting adjourned at 7:10 pm.

**Motion 11**

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

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Mayor - Jeff Agar

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Clerk - Jeff Baranek

