



Township of St. Clair

Minutes

Regular Council Meeting

Monday, October 20, 2025 @ 6:00 PM

Council Chambers

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

4. ADOPTION OF MINUTES

4.1. Regular Council Meeting - October 6, 2025

[DRAFT Regular Council - October 6, 2025 - Minutes](#)

4.2. Minutes of Township Committees:

[St. Clair River Trail Committee Minutes - June 25, 2025](#)

[Heritage St Clair Minutes - September 17, 2025](#)

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

5. DELEGATIONS/PRESENTATIONS

5.1. **POSTPONED** - Enbridge Gas - Waubuno Pipeline & Compressor Replacement Project

[Enbridge Gas Waubuno Pipeline & Compressor Replacement Project](#)

5.2. 6:20 pm - Shell - Environmental Compliance Approval for Upcoming Projects

[Shell - Environmental Compliance Approval for Upcoming Projects](#)

5.3. 6:30 pm - Todd Sharpless

1. Request to Pave Smith Street - Sombra

2. Cundick Boat Ramp Parking Request

3. Request to expand 50kph zone on St. Clair Parkway

[Smith Street Paving Request](#)

[Cundick Boat Ramp Parking & Request to Expand 50 Kph Zone](#)

6. CORRESPONDENCE ITEMS

- 6.1. Kiwanis Club - Corunna Library Mural Proposal
[Corunna Library Mural Proposal](#)

7. INFORMATION ITEMS

- 7.1. St. Clair Region Conservation Authority - 2025 September Meeting Highlights
[St Clair Region Conservation Authority - 2025 September Meeting Highlights](#)

8. REPORTS OF COMMITTEES AND STAFF

- 8.1. [Clerk Report](#) - Surplus Alley in Mooretown
[Surplus Alley in Mooretown](#)
- 8.2. [Treasurer Report](#) - Strong Mayor Powers and the 2026 Budget Process
[2026 Budget and Strong Mayor Powers](#)

9. BY-LAWS

- 9.1. By-Law 34 of 2025 - Assumption of Sutherland Drive
[DRAFT B-L 34 of 2025 - Assumption of Sutherland Drive](#)
- 9.2. By-Law 36 of 2025 - Winter Maintenance Agreement - County of Lambton
[DRAFT B-L 36 of 2025 - Winter Maintenance Agreement - County of Lambton](#)
- 9.3. By-Law 37 of 2025 - Lease Agreement - Sombra Gravel Dock - Southwest Sales
[DRAFT B-L 37 of 2025 - Lease Agreement - Sombra Gravel Dock - Southwest Sales](#)
- 9.4. By-Law 38 of 2025 - Alternative Voting Method 2026 Municipal Election - Internet Voting
[DRAFT B-L 38 of 2025 - Alternative Voting Method 2026 Municipal Election - Internet Voting](#)
- 9.5. By-Law 39 of 2025 - Confirming
[DRAFT B-L 39 of 2025 - Confirming](#)

10. COUNCILLORS' REPORTS

11. UPCOMING MEETINGS

- 11.1. Regular Meeting - Session 18 - November 3, 2025 at 3:00 pm
- 11.2. Regular Meeting - Session 19 - November 17, 2025 at 6:00 pm
- 11.3. Regular Meeting - Session 20 - December 1, 2025 at 3:00 pm

12. IN CAMERA SESSION

- 12.1. Section 239(2)(c) to discuss a proposed disposition of Township land

13. ADJOURNMENT



MINUTES

Regular Council Meeting

6:00 PM - Monday, October 20, 2025
Council Chambers

The Regular Council of the Township of St. Clair was called to order on Monday, October 20, 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

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3. DECLARATION OF PECUNIARY INTEREST

None to declare.

4. ADOPTION OF MINUTES

4.1 Regular Council Meeting - October 6, 2025

Motion 1

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

4.2 Minutes of Township Committees:

Motion 2

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

St Clair River Trail Committee Minutes - June 25, 2025

Heritage St Clair Minutes - September 17, 2025

Moore Museum Advisory Committee Minutes - September, 2025

Steve Miller seconded the motion. CARRIED.

5. DELEGATIONS/PRESENTATIONS

5.1 **POSTPONED** - Enbridge Gas - Waubuno Pipeline & Compressor Replacement Project

5.2 **6:20 pm - Shell - Environmental Compliance Approval for Upcoming Projects**

At the appointed time of 6:20 p.m., Mayor Agar welcomed a delegation from Shell Canada to present four projects about to begin on-site.

The first project is the FCCU/SRU SO₂ minimization project which involves 30 new pieces of equipment including a new flare stack; and the removal of several other pieces of equipment, all in an effort to comply with Ont. Reg 88/22 which comes into effect in 2029.

Another project designed to minimize the carbon footprint is the Bio-naphtha project which is where they will use existing infrastructure to inject bio-naphtha into two existing tanks to reduce the carbon intensity. This project will not include any new construction or elements.

A new geodesic roof will be installed on a second of the five crude tanks which will reduce vapour emissions and be safer due to the inclusion of fire-retardant materials. Shell will also be undertaking a bio-foodstock co-processing project and a Vapour Recovery Unit.

All of these projects represent a significant investment not only in the future of the site, but also into the environment.

Mayor Agar thanked Shell for their continued contributions to the community and commended them for taking on so many projects designed to reduce their carbon footprint.

5.3 6:30 pm - Todd Sharpless

1. **Request to Pave Smith Street - Sombra**
2. **Cundick Boat Ramp Parking Request**
3. **Request to expand 50kph zone on St. Clair Parkway**

At the appointed time of 6:30 p.m., Todd Sharpless addressed Council with three requests.

The first is to pave Smith Street from the end of its paving, just east of Duke Street, through the parking area for Sombra Park. The balance of the park is accessible with paved walkways and paths, but the parking area at the end of Smith Street remains gravel.

The next request was to introduce a new overflow gravel parking area on the east side of St. Clair Parkway adjacent to the Cundick boat launch. The area becomes congested on nice boating days and the proposed area is not being used for anything currently.

The third and final request was to consider lowering the speed limit from 70kph to 50kph from the north end of Sombra through to Wilkesport Line. There are many houses in the area now that did not exist when the speed limit was 70kph, and lots of these homes have docks on the other side of the street. Further, in this location, the St. Clair River Trail is on the shoulder of the road often making it a dangerous situation for its users.

Motion 3

Bill Myers made a motion - Be it resolved that staff produce a report to determine the cost to pave Smith Street through to the entrance of Sombra Park for consideration in the 2026 Capital Budget. Brad Langstaff seconded the motion. CARRIED

Motion 4

Bill Myers made a motion - Be it resolved that staff be directed to produce a report to determine the cost to install a culvert and gravel overflow parking area on the east side of St. Clair Parkway adjacent to the Branton-Cundick boat launch. Steve Miller seconded the motion. CARRIED

Motion 5

Steve Miller made a motion - Be it resolved that the request to reduce the speed limit on St. Clair Parkway from 70kph to 50kph from the north side of Sombra to Wilkesport Line be denied. Pat Brown seconded the motion. MOTION LOST 2-5 (**for:** Pat Brown, Steve Miller **opposed:** Bill Myers, Brad Langstaff, Cathy Langis, Holly Foster, and Jeff Agar).

Motion 6

Pat Brown made a motion - Be it resolved that staff be directed to produce a report showing the different speed limits for the entire length of St. Clair Parkway and make recommendations for any potential increases and decreases. MOTION LOST - NO SECONDER

Motion 7

Brad Langstaff made a motion - Be it resolved that the request to reduce the speed limit on St. Clair Parkway from 70kph to 50kph from the north side of Sombra to Wilkesport Line be approved and that the necessary signage to identify the change be installed as soon as possible. Holly Foster seconded the motion. CARRIED

6. CORRESPONDENCE ITEMS

6.1 Kiwanis Club - Corunna Library Mural Proposal

Motion 8

Holly Foster made a motion - Be it resolved that the Corunna Kiwanis Club be authorized to work with Township staff to design a mural for the wall of the Corunna Library. Brad Langstaff seconded the motion. CARRIED

7. INFORMATION ITEMS

7.1 St. Clair Region Conservation Authority - 2025 September Meeting Highlights

Motion 9

Holly Foster made a motion - Be it resolved that the St Clair Region Conservation Authority 2025 September Meeting Highlights be received as information. Bill Myers seconded the motion. CARRIED.

8. REPORTS OF COMMITTEES AND STAFF

8.1 Clerk Report - Surplus Alley in Mooretown

Motion 10

Cathy Langis made a motion - Be it resolved that the *Closure of Alley - Mooretown* report, submitted by Clerk Jeff Baranek be received as information, and that the north-south alley, south of St. James Street, between Sophie and Elizabeth Streets be declared surplus. Pat Brown seconded the motion. CARRIED.

8.2 Treasurer Report - Strong Mayor Powers and the 2026 Budget Process

Motion 11

Pat Brown made a motion - Be it resolved that the *Strong Mayor Powers and the 2026 Budget Process* report, submitted by Treasurer George Lozon be received as information. Cathy Langis seconded the motion. CARRIED.

9. BY-LAWS

9.1 By-Law 34 of 2025 - Assumption of Sutherland Drive

9.2 By-Law 36 of 2025 - Winter Maintenance Agreement - County of Lambton

- 9.3 By-Law 37 of 2025 - Lease Agreement - Sombra Gravel Dock - Southwest Sales
- 9.4 By-Law 38 of 2025 - Alternative Voting Method 2026 Municipal Election - Internet Voting
- 9.5 By-Law 39 of 2025 - Confirming

Motion 12

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

- 9.1 - By-Law 34 of 2025 - Assumption of Sutherland Drive
 - 9.2 - By-Law 36 of 2025 - Winter Maintenance Agreement - County of Lambton
 - 9.3 - By-Law 37 of 2025 - Lease Agreement - Sombra Gravel Dock - Southwest Sales
 - 9.4 - By-Law 38 of 2025 - Alternative Voting Method 2026 Municipal Election - Internet Voting
 - 9.5 - By-Law 39 of 2025 - Confirming
- Holly Foster seconded the motion. CARRIED.

10. COUNCILLORS' REPORTS

COUNCILLOR BROWN

Councillor Brown attended a Meet & Greet with MPP Jill Dunlop at the Emergency Services Building in Corunna noting it was very informative and thanking Chief Boyes and his team for a great presentation. Councillor Brown attended the Brigden Fair noting a very good turnout and great event; he attended the Mooretown Campground committee meeting and the SCRCA Foundation Tour where they toured the Shetland Conservation Area followed by a meeting at the Dawn-Euphemia Community Centre.

Councillor Brown closed his report by reminding everyone to test their smoke alarms and be mindful of kids out trick or treating on Halloween.

COUNCILLOR FOSTER

Councillor Foster attended the Brigden Fair and asked staff to look into a grant for the installation of an EV charger at the website switchenergy.com. Councillor Foster closed her report by thanking the St. Clair River Trail Committee for cleaning up the trail after the year's final sweep.

COUNCILLOR LANGIS

Councillor Langis attended the Brigden Fair where she worked in the kitchen; the campground meeting; delivered Heritage pamphlets to local schools, and she kept score at the Farr Tournament at St. Clair Parkway Golf Course.

Councillor Langis closed her report by asking staff to continue the pursuit of the removal of an abandoned hydro pole in Corunna and asked staff to look into why the Steadman Street project in Brigden appears to be slow moving.

COUNCILLOR LANGSTAFF

Councillor Langstaff noted he was busy with farming but reported he attended the Brigden Fair.

COUNCILLOR MYERS

Councillor Myers was busy setting up and tearing down the Brigden Fair and noted there will be a storyboard unveiling on October 25 at the Smith White Cemetery.

DEPUTY MAYOR MILLER

Deputy Mayor Miller met with Minister Jill Dunlop at the Emergency Services Building and attended the County Council meeting.

Deputy Mayor Miller closed his report by asking staff to consider a temporary barrier to prevent pedestrians from falling into Marshy Creek on all the overpasses.

MAYOR AGAR

Mayor Agar attended the United Way fundraiser at the Enbridge hub in Dawn-Euphemia; he attended the meet and greet with Minister Dunlop at the Emergency Services Building; attended the Brigden Fair Grand Opening and brought greetings; participated in the Brigden Fair Parade and volunteered in the kitchen; met with the new Shell VP Bonnie Yu; and he went to the ribbon cutting at the new Remax office in Corunna.

Mayor Agar closed his report by reporting he had direct discussions with Bell to learn about their plans to improve cellular signal strength across the Township. Bell has optimized two towers in the area and will be installing an additional tower hoping to come online by Q2 of 2026.

11. UPCOMING MEETINGS

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- 11.2 Regular Meeting - Session 19 - November 17, 2025 at 6:00 pm
- 11.3 Regular Meeting - Session 20 - December 1, 2025 at 3:00 pm

12. IN CAMERA SESSION

- 12.1 Section 239(2)(c) to discuss a proposed disposition of Township land

Motion 13

Cathy Langis made a motion - Be it resolved that the meeting enter into an in-camera meeting to discuss Section 239(2)(c) a proposed disposition of Township land. Bill Myers seconded the motion. CARRIED.

- 12.2 Rise and Report

Clerk Jeff Baranek noted there was nothing to rise and report.

13. ADJOURNMENT

- 13.1 The meeting adjourned at 7:20 pm.

Motion 14

Holly Foster made a motion - Be it resolved that the meeting do hereby adjourn. Bill Myers seconded the motion. CARRIED.

Mayor - Jeff Agar

Clerk - Jeff Baranek

