



Township of St. Clair

Minutes

Regular Council Meeting

Monday, November 3, 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 - October 20, 2025
[DRAFT Regular Council - 20 Oct 2025 - Minutes](#)
 - 4.2. Heritage St Clair Meeting Minutes - September 17, 2025
[HSC Minutes September 17, 2025](#)
5. DELEGATIONS/PRESENTATIONS
 - 5.1. 3:10 - Senior Planner Ian MacDougall - Zoning By-Law Amendment - 1151 Kimball Road
[Zoning By-Law Amendment - 1151 Kimball Road](#)
 - 5.2. 3:20 - Megan Shannon - Enbridge Gas Waubuno Pipeline & Compressor Replacement Project - Request for Municipal Support
[Enbridge Request for Municipal Support](#)
 - 5.3. 3:30 - Skyline Energy - St Clair BESS Project Report
[St Clair BESS - Skyline - Request for Municipal Support Resolution](#)
[Skyline Energy - St Clair BESS - Project Report - FINAL 20251028](#)
6. CORRESPONDENCE ITEMS
 - 6.1. Request for a Dog Park in Corunna
[Request for a Dog Park](#)
7. INFORMATION ITEMS
 - 7.1. The Town of Plympton-Wyoming - Letter to the SCRA Regarding Objection to Updating Hearing Guidelines
[Letter to SCRCA Regarding Objection to Updated Hearing Guidelines](#)
 - 7.2. Lambton Farm Safety - Thank You Letter
[Lambton Farm Safety - Thank You Letter](#)
8. REPORTS OF COMMITTEES AND STAFF
 - 8.1. [Treasurer Report](#) - Vendor Invoices & RBC VISA Charges
[Vendor Invoices and RBC VISA Charges](#)

- 8.2. Treasurer Report - Financial Statements for the Period January to September 2025
[Financial Statements](#)
- 8.3. Deputy Treasurer Report - 2025 Capital Budget Projection and Update
[Capital Budget Update 2025](#)
- 8.4. Director of Emergency Services / Fire Chief Report - October Fire Department Information
[Fire Services Report - October 2025](#)
- 8.5. Coordinator of Engineering Report - 378 Beresford Street - Encroachment Agreement
[378 Beresford Encroachment Agreement](#)
- 8.6. Coordinator of Operations (Works) Report - Nash Drive Traffic Island
[Nash Drive Traffic Island](#)
- 8.7. Coordinator of Operations (Water/Wastewater) Report - September/October Water/Wastewater Operations Report
[September/October Water/Wastewater Report](#)
- 8.8. Director of Community Services Report - November Community Services Information
[November Information Report](#)
- 8.9. Director of Community Services Report - Community Services Fees 2026
[Community Services Fees 2026](#)
- 8.10. Coordinator of Parks and Recreation Report - Van Damme Backstop Repair
[Van Damme Backstop Repairs](#)

9. BY-LAWS

- 9.1. By-Law 40 of 2025 - Zoning By-Law Amendment - 1151 Kimball Road
[DRAFT B-L 40 of 2025 - Zoning By-Law Amendment - 1151 Kimball Road](#)
- 9.2. By-Law 41 of 2025 - Confirming
[DRAFT B-L 41 of 2025 - Confirming](#)

10. COUNCILLORS' REPORTS

11. UPCOMING MEETINGS

- 11.1. Regular Meeting - Session 19 - November 17, 2025 at 6:00 pm
- 11.2. Regular Meeting - Session 20 - December 1, 2025 at 3:00 pm
- 11.3. Regular Meeting - Session 21 - December 15, 2025 at 6:00 pm

12. IN CAMERA SESSION

- 12.1. Section 239(2)(k) to continue negotiations for a pending acquisition

13. ADJOURNMENT



MINUTES

Regular Council Meeting

3:00 PM - Monday, November 3, 2025
Council Chambers

The Regular Council of the Township of St. Clair was called to order on Monday, November 3, 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

EXCUSED:

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 - October 20, 2025

Motion 1

Pat Brown made a motion - Be it resolved that the minutes of the Regular Council Meeting held on October 20, 2025 be received and approved.
Holly Foster seconded the motion. CARRIED.

4.2 Heritage St Clair Meeting Minutes - September 17, 2025

Motion 2

Bill Myers made a motion - Be it resolved that the minutes from the Heritage St Clair Committee held on September 17, 2025 be accepted and approved.
Cathy Langis seconded the motion. CARRIED.

5. DELEGATIONS/PRESENTATIONS

5.1 3:10 - Senior Planner Ian MacDougall - Zoning By-Law Amendment - 1151 Kimball Road

At the appointed time of 3:10 p.m., Mayor Agar declared open a public meeting to consider Rezoning Application R3 pertaining to 1151 Kimball Road.

Application R3/25 is a re-zoning application resulting from application B07/24 approved by the Committee of Adjustment which created a new lot to dispose of a surplus farm dwelling as a result of farm consolidation. The rezoning proposed here, to prohibit dwellings on the retained portion while recognizing the smaller newly created lot, is a condition of that application B07/24.

Senior Planner Ian MacDougall summarized his report noting historically this application may not have been considered as there was previously a limit of one severance per original farm parcel, but that limitation has been removed, and it is now dependent upon size of remnant parcel. Mr. MacDougall confirmed the application complies both with the Provincial Policy Statement and the Township of St. Clair Planning Documents and recommends the application for approval.

Seeing no other submissions and no questions from Council Mayor Agar declared the public meeting closed and asked for any forthcoming motions.

Motion 3

Brad Langstaff made a motion - Be it resolved that Rezoning Application R3/25 to rezone 1151 Kimball Road to sterilize the remnant parcel to prohibit new-dwellings, and to recognize the smaller lot size for the new lot be approved and that corresponding by-law 40 of 2025 be considered for all three readings. Cathy Langis seconded the motion. CARRIED

5.2 3:20 - Megan Shannon - Enbridge Gas Waubuno Pipeline & Compressor Replacement Project - Request for Municipal Support

(Technical difficulties prevented the intended slide deck from being visually presented)

Megan Shannon, of Enbridge joined the meeting virtually to inform Council of an upcoming project known as the 2027 Waubuno Pipeline & Compressor Replacement Project.

The proposed project includes three main components: (1) abandonment of the compressor station and replacement with a pipeline connection, (2) upsizing the existing main gathering pipeline, and (3) replacement of five existing well lateral pipelines. The project application will be submitted to the Ontario Energy Board (OEB) in November 2025 with construction planned for early 2027 through Q2 2027. The preferred route would be to use the road allowance to join the Waubuno compressor north along Telfer Road, then east along Oil Springs Line to proposed receiver site at the existing line known as TR7 NPS 36.

Enbridge is asking for a letter of support that can accompany the application to the OEB.

Councillor Langstaff asked for clarification on why the proposed route was chosen given it will pass multiple dwellings and asked for the size and pressure of the pipeline voicing concerns with the setbacks to current developments.

Concerns related to the public outreach about the project were raised and Megan advised she could bring back answers to all questions at a subsequent meeting.

Don Kabbes, of 2173 Oil Springs Line, submitted his concerns about the pressure of the line given the proximity it will be to his dwelling. Mr. Kabbes noted he has not been approached by Enbridge about this project to date.

Motion 4

Pat Brown made a motion - Be it resolved that the Township endorse the 2027 Waubuno Pipeline & Compressor Replacement Project by issuing a letter of support to accompany Enbridge's application to the Ontario Energy Board. Steve Miller seconded the motion. MOTION LOST

Motion 5

Brad Langstaff made a motion - Be it resolved that any letter of support for the 2027 Waubuno Pipeline & Compressor Replacement Project on behalf of Enbridge be tabled until more information is submitted and reviewed. Bill Myers seconded the motion. CARRIED

5.3 3:30 - Skyline Energy - St Clair BESS Project Report

Matt Kennedy, the Director of Skyline Energy, and Bo Castellan, the Operations and Maintenance Technician for Skyline Energy addressed Council with the results of their public information night, seeking a Municipal Support Resolution for their proposed BESS project at 459 Polymoore Drive.

Since their last presentation to Council, two significant steps have occurred: 1) they held a public information night; and 2) the project has been broken down into two phases. During the information night, three residents attended and another submitted written comments. Skyline submitted that all 4 of those responses were in favour of the project.

The project is now being proposed in two phases, with only Phase 1 being applied for with intake 2 of the IESO program on December 18, 2025. Phase 1 would consist of approximately 2 acres and would comprise of 18MW being further from residential and future residential uses in Corunna; and Phase 2 would not be applied for until 2026 and would consist of 180 MW and would require more sophisticated acoustical design.

Mayor Agar expressed concerns with the potential fire risks associated with these sites and asked that Skyline commit to training for our responders if they project is approved. Concerns were raised over the suppression system and strategy for preventing the spread of the fire from unit to unit.

Fire Chief Boyes indicated that the amount of information he currently has is not enough to allow him to determine if he can support the application.

Motion 6

Brad Langstaff made a motion - Be it resolved that the request for a Municipal Support Resolution submitted by Skyline Energy to endorse a BESS project at 459 Polymoore Drive be tabled until more information related to noise mitigation and fire planning is submitted. Cathy Langis seconded the motion. CARRIED

6. CORRESPONDENCE ITEMS

6.1 Request for a Dog Park in Corunna

Motion 7

Holly Foster made a motion - Be it resolved that the request for a dog park in Corunna be received and filed. Brad Langstaff seconded the motion. CARRIED.

7. INFORMATION ITEMS

7.1 The Town of Plympton-Wyoming - Letter to the SCRA Regarding Objection to Updating Hearing Guidelines

7.2 Lambton Farm Safety - Thank You Letter

Motion 8

Cathy Langis made a motion - Be it resolved that the following information items be received:

7.1 - The Town of Plympton-Wyoming - Letter to the SCRA Regarding Objection to Updating Hearing Guidelines

7.2 - Lambton Farm Safety - Thank You Letter

Brad Langstaff seconded the motion. CARRIED.

Motion 9

Cathy Langis made a motion - Be it resolved that Township staff be directed to send a letter to the St. Clair Region Conservation Authority Board of Directors supporting the motion passed by the Township of Plympton-Wyoming which expressed objection to the Hearing Guidelines adopted by the St. Clair Region Conservation Authority as they stifle the community's voice by not allowing their elected representatives to sit on the hearing committee. Brad Langstaff seconded the motion. CARRIED.

8. REPORTS OF COMMITTEES AND STAFF

8.1 Treasurer Report - Vendor Invoices & RBC VISA Charges

Motion 10

Steve Miller made a motion - Be it resolved that the Vendor Invoices and RBC VISA Charges report as submitted by Treasurer George Lozon be received and the included invoices be approved for the period of September 28, 2025, to October 25, 2025, totaling \$9,433,427.88; and RBC Visa charges for the period September 16, 2025, to October 15, 2025, totaling \$37,132.08. Holly Foster seconded the motion. CARRIED.

8.2 Treasurer Report - Financial Statements for the Period January to September 2025

Motion 11

Bill Myers made a motion - Be it resolved that the Financial Statements for the Period of January to September 2025 report as submitted by Treasurer George Lozon, be received as information. Pat Brown seconded the motion. CARRIED.

8.3 Deputy Treasurer Report - 2025 Capital Budget Projection and Update

Motion 12

Holly Foster made a motion - Be it resolved that the 2025 Capital Budget Update and Projection report as submitted by Deputy Treasurer Eric Hicks, be received as information. Steve Miller seconded the motion. CARRIED.

8.4 Director of Emergency Services / Fire Chief Report - October Fire Department Information

Motion 13

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

8.5 Coordinator of Engineering Report - 378 Beresford Street - Encroachment Agreement

Motion 14

Bill Myers made a motion - Be it resolved that the 378 Beresford Street – Encroachment Agreement report as submitted by Coordinator of Engineering Andrew Malpass, be received and that the Clerk be authorized to sign the encroachment agreement. Holly Foster seconded the motion. CARRIED.

8.6 Coordinator of Operations (Works) Report - Nash Drive Traffic Island

Motion 15

Holly Foster made a motion - Be it resolved that the Nash Drive Traffic Island report as submitted by Coordinator of Operations David Neely, be received as information. Pat Brown seconded the motion. CARRIED.

Motion 16

Pat Brown made a motion - Be it resolved that the Traffic Island on Nash Drive will remain as is, and that the annual maintenance cost of approximately \$1500 be added to the annual Operating Budget for Public Works. Holly Foster seconded the motion. CARRIED

8.7 Coordinator of Operations (Water/Wastewater) Report - September/October Water/Wastewater Operations Report

Motion 17

Cathy Langis made a motion - Be it resolved that the September and October Water/Wastewater report as submitted by Coordinator of Operations Chris Westbrook, be received as information. Holly Foster seconded the motion. CARRIED.

8.8 Director of Community Services Report - November Community Services Information

Motion 18

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

8.9 Director of Community Services Report - Community Services Fees 2026

Motion 19

Steve Miller made a motion - Be it resolved that the Community Service Fees for 2026 report as submitted by Director of Community Services Kendall Lindsay, be received as information, and that the attached Community Services Fees be approved.

Be it further resolved that Community Services fees are effective January 1st 2026, all Ice fees are effective April 1st, 2026, and all campground fees are effective in 2027. Cathy Langis seconded the motion. CARRIED.

8.10 Coordinator of Parks and Recreation Report - Van Damme Backstop Repair

Motion 20

Cathy Langis made a motion - Be it resolved that the Van Damme Backstop Repairs report as submitted by Coordinator of Parks and Recreation Sue Knight, be received as information; and that the Van Damme Field Backstop Repair project totaling \$32,324.00 be approved and funded from the playground resurfacing reserve, and that this project be awarded to Garland/DBS Canada. Brad Langstaff seconded the motion. CARRIED.

9. BY-LAWS

9.1 By-Law 40 of 2025 - Zoning By-Law Amendment - 1151 Kimball Road

9.2 By-Law 41 of 2025 - Confirming

Motion 21

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

9.1 - By-Law 40 of 2025 - Zoning By-Law Amendment - 1151 Kimball Road

9.2 - By-Law 41 of 2025 - Confirming Pat Brown seconded the motion.

CARRIED.

10. COUNCILLORS' REPORTS

COUNCILLOR BROWN

Councillor Brown attended the Grand Opening Ceremony for the St. Clair Medical Centre; the St. Clair River Trail meeting; the SCRCA meeting where he noted a review of the 36 CA's across the Province may result in some significant amalgamations; and attended the 3rd annual Honouring the St. Clair River event which highlighted the local restoration and remediation efforts to date.

COUNCILLOR FOSTER

Councillor Foster attended the Honouring the St. Clair River event.

COUNCILLOR LANGIS

Councillor Langis attended the Heritage St. Clair cemetery tour where three new storyboards were unveiled; the backwards golf event at the Parkway Golf Course; and the Rec Club Christmas Party planning meeting.

COUNCILLOR LANGSTAFF

Councillor Langstaff attended the Wilkesport Hall meeting; and a fundraiser dinner for the Sacred Heart Food Bank.

COUNCILLOR MYERS

Councillor Myers attended the Wilkesport Hall meeting and noted there are a number of upcoming events there including the Harvest to Home Dinner, the Country Jamboree, and a community dance.

DEPUTY MAYOR MILLER

Deputy Mayor Miller expressed frustration that the possibility of merging some Conservation Authorities should have been expressed to municipalities and time should have been provided for feedback. Deputy Mayor Miller also attended the Grand Opening for the Medical Centre; the SCRCA meeting; the retirement event for longtime Clerk of Enniskillen Duncan MacTavish; the Heritage St. Clair cemetery tour; and the Committee of Adjustment meeting.

MAYOR AGAR

Mayor Agar read to children at the Corunna Library; attended the Grand Opening of the St. Clair Medical Centre; the retirement ceremony for longtime Clerk of Enniskillen Duncan MacTavish; the 90th birthday party for Bill Richardson; the 170th Anniversary of the Presbyterian Church in Corunna; and the Alix Foundation Board meeting.

Mayor Agar asked staff to continue to pursue 40kph zones for all the schools within the Township and noted he would attend the Remembrance Day ceremony in Corunna and would make sure there was representation at Wallaceburg and Brigden for same.

11. UPCOMING MEETINGS

- 11.1 Regular Meeting - Session 19 - November 17, 2025 at 6:00 pm
- 11.2 Regular Meeting - Session 20 - December 1, 2025 at 3:00 pm
- 11.3 Regular Meeting - Session 21 - December 15, 2025 at 6:00 pm

12. IN CAMERA SESSION

- 12.1 Section 239(2)(k) to continue negotiations for a pending acquisition

Motion 22

Cathy Langis made a motion - Be it resolved that the meeting enter into an in-camera meeting to discuss Section 239(2)(k) to continue negotiations for a pending acquisition. Pat Brown seconded the motion. CARRIED.

Rise and Report

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

13. ADJOURNMENT

- 13.1 The was meeting adjourned at 4:20 pm.

Motion 23

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

Mayor - Jeff Agar

Clerk - Jeff Baranek

