



# Township of St. Clair

## Minutes

Regular Council Meeting

Monday, November 17, 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 - November 3, 2025

[DRAFT Regular Council - 03 Nov 2025 - Minutes](#)

4.2. Minutes of Township Committees:

[St. Clair River Trail Committee - September 24, 2025](#)

[Moore Museum Advisory Committee - October 1, 2025](#)

[Sombra Museum Board - October 28, 2025](#)

### 5. DELEGATIONS/PRESENTATIONS

5.1. 6:10 pm - Megan Shannon - Enbridge Gas - 2027 Waubuno Pipeline & Compressor Replacement Project

[Enbridge - Waubuno Pipeline & Compressor Replacement Project  
Concern Regarding Enbridge Gas Pipeline Route and Lack of Project  
Transparency](#)

5.2. 6:20 pm - Vogtech BESS Proposal - Request for Municipal Support

[Vogtech BESS Proposal - Request for Municipal Support](#)

5.3. 6:30 pm - Sarah Reaume - Community Futures Lambton - BizLink Program

[Community Futures Lambton - BizLink Program](#)

### 6. CORRESPONDENCE ITEMS

6.1. Traffic Safety Concerns at Bentinck Drive and St Clair Boulevard,  
Corunna

[Traffic Concerns - Bentinck and St Clair Blvd](#)

### 7. INFORMATION ITEMS

7.1. Lambton County Council Meeting Highlights - November 5, 2025

[Lambton County Council Meeting Highlights - November 5, 2025](#)

7.2. St. Clair Region Conservation Authority Meeting Highlights – October  
23, 2025

St. Clair Region Conservation Authority Meeting Highlights - October 23, 2025

**8. REPORTS OF COMMITTEES AND STAFF**

- 8.1. Financial Analyst Report - Extension of Development Charge By-Law 6 of 2021  
2025 Development Charge Bylaw Extension
- 8.2. Senior Tax Clerk Report - 2024 and 2025 Taxation Write Offs  
2024 and 2025 Taxation Write Offs for November 17 2025 Council Meeting

**9. BY-LAWS**

- 9.1. By-Law 42 of 2025 - AMENDING BY-LAW - to amend Development Charges By-Law 6 of 2021 to extend for 5 years  
DRAFT B-L 42 of 2025 - AMENDING BY-LAW - to amend Development Charges By-law 6 of 2021 to extend for 5 years
- 9.2. By-Law 43 of 2025 - Confirming  
DRAFT B-L 43 of 2025 - Confirming

**10. COUNCILLORS' REPORTS**

**11. UPCOMING MEETINGS**

- 11.1. Regular Meeting - Session 20 - December 1, 2025 at 3:00 pm
- 11.2. Regular Meeting - Session 21 - December 15, 2025 at 6:00 pm
- 11.3. Regular Meeting - Session 1 - January 12, 2026 at 3:00 pm

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**12. ADJOURNMENT**



# MINUTES

## Regular Council Meeting

6:00 PM - Monday, November 17, 2025  
Council Chambers

The Regular Council of the Township of St. Clair was called to order on Monday, November 17, 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

### 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 - November 3, 2025

#### Motion 1

Cathy Langis made a motion - Be it resolved that the minutes of the Regular Council Meeting held on November 3, 2025 be received and approved. Bill Myers seconded the motion. CARRIED.

4.2 Minutes of Township Committees:

#### Motion 2

Pat Brown made a motion - Be it resolved that the minutes from the following Township Committees be accepted and approved:  
St Clair River Trail Committee - September 24, 2025  
Moore Museum Advisory Committee - October 1, 2025  
Sombra Museum Board - October 28, 2025 Holly Foster seconded the motion. CARRIED.

### 5. DELEGATIONS/PRESENTATIONS

5.1 6:10 pm - Megan Shannon - Enbridge Gas - 2027 Waubuno Pipeline & Compressor Replacement Project

At the appointed time of 6:10 p.m., Mayor Agar welcomed a team from Enbridge to make their presentation related to the Waubuno Gathering System and Compressor Replacement Project.

The project is required maintain the storage space capacity and injection capability of the Waubuno Storage Pool and the overall Dawn Hub. Notice of the project was first sent to affected landowners on January 31, 2025 and notice of the study commencement was sent out on March 26, 2025. There was a virtual information session from April 14 through April 28 and the comment period was open until May 14, 2025. The preferred route was selected in June 2025 and took into consideration many factors including the Township's Planning Documents which prioritize the use of municipal road allowances not to disturb agricultural land, where possible.

The Project will replace a compressor, the well laterals, and the Gathering System as they are all comprised of aging infrastructure and getting replacement parts is proving difficult. This replacement is best practice and intended to eliminate potential issues with aging infrastructure.

The application for this project must be submitted to the OEB by November 24, 2025 and should include a Motion of Support from the municipality, which is what Enbridge is seeking today.

Deputy Mayor Miller questioned whether a motion of support would commit Enbridge to the proposed route and was told that it would as it would be submitted along with their application which will consist of this proposed route, north on Telfer, then east on Oil Springs Line.

Councillor Langstaff questioned how common it was to have a pipe of this size and pressure in road allowances this close to dwellings and was told it was common practice, Enbridge noted larger pipes with higher pressure capabilities are located closer to homes than this proposal.

Mayor Agar noted he has received concerns from impacted landowners and confirmed with Enbridge that notification of the project was sent to them well in advance of the route being selected. Mayor Agar also confirmed with Enbridge that the construction or installation of this Project will not interfere with access to the municipal drain and that they would restore all land as best they can to its pre-development condition. Mayor Agar also asked that attention be given to not interfere with road traffic during the project and was told the temporary land use will help ensure the disruptions are minimal.

Director of Public Works Brian Black emphasized that a route through the field presents higher risk than using the road allowance which has adequate space for such infrastructure.

Don Kabbes submitted concerns which were included on the agenda and considered as part of this debate.

### **Motion 3**

Steve Miller made a motion - Be it resolved that the Township support and endorse Enbridge's Waubuno Gathering System and Compressor Replacement Project. Pat Brown seconded the motion. CARRIED

## **5.2 6:20 pm - VogTech BESS Proposal - Request for Municipal Support**

Gabriel Fono, of VogTech Renewables, made a presentation for dual developments on the parcel north of Bickford, just east of Greenfield Road.

VogTech is proposing two projects for the site: a 250 MW dual fuel (natural gas, with capabilities to use Ultra-Low Sulphur Diesel [ULSD]) turbine power station; and a 195 MW Battery and Energy Storage System (BESS) facility.

The project's planning is very much in its infancy and was only introduced to the Township in the middle of October 2025.

Vogtech is planning a public information night being held at the Moore Sports Complex on Friday November 21 at 6:00pm - 8:00pm.

Mayor Agar questioned the potential use of Hydrogen as that was how it was first presented to him. Mr. Fono advised that hydrogen is still a possibility, but that it would not require support of Council at this time.

Councillor Myers corrected Mr. Fono by stating that the development of this land would take operational agricultural land out of production; though it was confirmed that the site is zoned for industrial uses.

Councillor Langis confirmed with Vogtech that the surrounding landowners were notified of the potential development by hand-delivered letters, and Mr. Fono asked that notification for the public information session be advertised on the Township website and social media platforms.

Councillor Brown asked whether Vogtech has other similar developments within Ontario, or if this was their first and was told that their partners have been involved with many other similar activities but was not able to name any on demand.

Mayor Agar noted as part of the Township's consideration for a Municipal Support Resolution, developers of other similar projects have entered into Memorandum of Understanding (MOU) Agreements to ensure site plans and any necessary mitigation requirements are committed to, and as part of these, there has been commitment to a Community Benefit Agreement and asked if this something you would be open to considering. Mr. Fono said this is something they would consider with details needing to be ironed out.

Councillor Langstaff noted he would not support the development without the terms of an MOU or other commitment agreement in place.

Mayor Agar thanked Mr. Fono for his presentation and asked that he come back to Council subsequent to the Public Information night.

**5.3 6:30 pm - Sarah Reaume - Community Futures Lambton - BizLink Program**

At the appointed time of 6:30 p.m., Sarah Reaume made her presentation about Community Futures Lambton.

Community Futures was rebranded in 2023 to BizLink. BizLink provides support to current and prospective local entrepreneurs to launch, operate, expand, or continue their business.

Currently, 60% of business owners in Canada are over 50 years of age; and of those, 76% indicate they plan to retire or exit their business within 10 years. These closures would equate to \$2 trillion in business assets. Locally, that means that 2,592 current businesses within Lambton County plan to shut their doors within 10 years.

BizLink helps assist current business owners to plan for their exit strategy and can provide someone who may be preparing to take over with significant financial assistance.

In closing, Mrs. Reaume asked only that Councillors be aware of the program and that they encourage entrepreneurs both prospective and existing to explore all the opportunities provided by BizLink.

**6. CORRESPONDENCE ITEMS**

**6.1 Traffic Safety Concerns at Bentinck Drive and St Clair Boulevard, Corunna**

#### **Motion 4**

Brad Langstaff made a motion - Be it resolved that the Traffic Safety Concern correspondence be received. Cathy Langis seconded the motion. CARRIED.

#### **Motion 5**

Pat Brown made a motion - Be it resolved that staff be directed to produce a report that considers the installation of speed reduction measures, specifically using speed humps, along St. Clair Boulevard between Bentinck and Homestretch. Holly Foster seconded the motion. CARRIED.

### **7. INFORMATION ITEMS**

7.1 Lambton County Council Meeting Highlights - November 5, 2025

7.2 St. Clair Region Conservation Authority Meeting Highlights – October 23, 2025

#### **Motion 6**

Steve Miller made a motion - Be it resolved that the following information items be received:

7.1 - Lambton County Council Meeting Highlights - November 5, 2025

7.2 - St. Clair Region Conservation Authority Meeting Highlights – October 23, 2025

Cathy Langis seconded the motion. CARRIED.

### **8. REPORTS OF COMMITTEES AND STAFF**

8.1 Financial Analyst Report - Extension of Development Charge By-Law 6 of 2021

#### **Motion 7**

Holly Foster made a motion - Be it resolved that the Extension of the Development Charge By-Law 6 of 2021 report, as submitted by Financial Analyst Charles Quenneville be received, and that the provision specifying the expiry date of Development Charge By-Law No. 6 of 2021 be repealed, thereby extending the term of the by-law from five (5) years to ten (10) years; and that the Clerk and Mayor be authorized to execute the necessary Amending By-Law. Brad Langstaff seconded the motion. CARRIED.

8.2 Senior Tax Clerk Report - 2024 and 2025 Taxation Write Offs

#### **Motion 8**

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

### **9. BY-LAWS**

9.1 By-Law 42 of 2025 - AMENDING BY-LAW - to amend Development Charges By-Law 6 of 2021 to extend for 5 years

9.2 By-Law 43 of 2025 - Confirming

#### **Motion 9**

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 42 of 2025 - AMENDING BY-LAW - to amend Development Charges By-Law 6 of 2021 to extend for 5 years

9.2 - By-Law 43 of 2025 - Confirming Pat Brown seconded the motion.  
CARRIED.

## **10. COUNCILLORS' REPORTS**

### **COUNCILLOR BROWN**

Councillor Brown attended the Remembrance Day Ceremony at the Brigden Cenotaph; the event at the Corunna Fire Hall to thank Enbridge for their donation of CO2 detectors; and attended the Operation Christmas Tree Beans and Wieners fundraiser.

To close his report, Councillor Brown asked that staff street-sweep Corunna and Courtright in advance of their Santa Claus Parades.

### **COUNCILLOR FOSTER**

Councillor Foster attended the event at the Corunna Fire Hall to thank Enbridge for their donation of CO2 detectors; and has been working diligently at the food bank in Corunna where she extended thanks to the community for their continued donations which are required to keep up with the expanding need.

### **COUNCILLOR LANGIS**

Councillor Langis attended the Moore Museum meeting; the Harvest Home dinner; the Remembrance Day Ceremony in Corunna; the event at the Corunna Fire Hall to thank Enbridge for their donation of CO2 detectors; the Operation Christmas Tree fundraising luncheon; attended the Rec Club Christmas Party Planning Committee meeting; and the Committee of Adjustment meeting.

### **COUNCILLOR LANGSTAFF**

Councillor Langstaff attended the Wilkesport Harvest Home Dinner; the Remembrance Day Ceremony in Brigden; and the Jamboree at the Wilkesport Community Hall.

### **COUNCILLOR MYERS**

Councillor Myers attended the Harvest Home Dinner; the Jamboree in Wilkesport; and reminded everyone of the upcoming Dance at the Wilkesport Hall scheduled for November 21.

### **DEPUTY MAYOR MILLER**

Deputy Mayor Miller attended the County Council meeting; the Harvest Home dinner; the Remembrance Day Ceremony at the Wallaceburg Cenotaph; the event at the Corunna Fire Hall to thank Enbridge for their donation of CO2 detectors; collected food for the food bank in Port Lambton; and attended the Committee of Adjustment meeting.

### **MAYOR AGAR**

Mayor Agar attended the County Council meeting; the awards night at the Corunna Legion; the Wilkesport Harvest Dinner; the Remembrance Day Ceremony at the Corunna Cenotaph then attended the Brigden Legion; attended the event at the Corunna Fire Hall to thank Enbridge for their donation of CO2 detectors where he met the new rescue dummy Rescue Randy; the beans and wieners fundraiser for Operation Christmas Tree; the breakfast at the Corunna Legion; and the Corunna and Port Lambton craft shows.

## **11. UPCOMING MEETINGS**

11.1 Regular Meeting - Session 20 - December 1, 2025 at 3:00 pm

11.2 Regular Meeting - Session 21 - December 15, 2025 at 6:00 pm

11.3 Regular Meeting - Session 1 - January 12, 2026 at 3:00 pm

**12. ADJOURNMENT**

12.1 The meeting adjourned at 7:30 pm.

**Motion 10**

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

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Mayor - Jeff Agar



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Clerk - Jeff Baranek

