



Township of St. Clair

Minutes

Regular Council Meeting

Monday, December 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 - December 1, 2025
[DRAFT Regular Council - 01 Dec 2025 - Minutes](#)
 - 4.2. Minutes of Township Committees:

[St Clair River Trail - October 22, 2025 - Minutes](#)
[Moore Museum Advisory Committee - November 5, 2025 - Minutes](#)
5. DELEGATIONS/PRESENTATIONS
 - 5.1. **6:10 pm - Zoning By-Law Amendment - Smith Line**
[B-04-25 - Zoning By-Law Amendment - Smith Line](#)
[Zoning By-Law Amendment Presentation - Smith Line](#)
 - 5.2. **6:20 pm - Heritage St. Clair - Annual Report**
[Heritage St. Clair 2025 Report](#)
[Heritage St. Clair Presentation](#)
 - 5.3. **6:30 pm - Dr Roy, Faculty of Medicine, University of Toronto -**
Deputation of Opposition
6:35 pm - Vogtech Renewables - St. Clair Battery Energy Storage
(BESS) & St Clair Gas Energy Plant - Request for Municipal Support
[Letters of Opposition](#)
[St Clair Council Deputation Dec 15 2025 Gas Plant Expansion](#)
[Memoranda of Understanding](#)
[IESO Package](#)
[Community Benefit Letter](#)
[Municipal Support Resolution Pitch-deck](#)
6. INFORMATION ITEMS
 - 6.1. Building Permit Comparison - October 2025
[Building Permit Comparison - October 2025](#)
 - 6.2. Lambton County Council Highlights - November 26, 2025
[Lambton County Council Highlights - November 26, 2025](#)

- 6.3. St. Clair Region Conservation Authority - Municipal Letter - Bill 68 and Conservation Authority Consolidations
[Municipal Letter - Bill 68 and CA Consolidations](#)

7. REPORTS OF COMMITTEES AND STAFF

- 7.1. [Senior Tax Clerk Report - Taxation Write Offs for the year of 2025](#)
[2025 Taxation Write Offs](#)
- 7.2. [Water/Wastewater Specialist Report - DWQMS Management Review](#)
[DWQMS Management Review](#)
- 7.3. [Coordinator of Operations \(Works\) Report - Collection and Processing of Non-Eligible Recycling Materials](#)
[Collection and Processing of Non-Eligible Recycling Materials](#)
- 7.4. [Coordinator of Operations \(Works\) Report - Stop Sign Request - Bentinck Drive](#)
[Stop Sign Request - Bentinck Drive](#)
- 7.5. [Coordinator of Engineering Report - Storm Sewer Outfall Tender Results](#)
[Storm Sewer Outfall Tender Results](#)

8. BY-LAWS

- 8.1. By-Law 45 of 2025 - Agreement - Emterra - Recycling Collection
[DRAFT B-L 45 of 2025 - Agreement - Emterra - Recycling collection](#)
- 8.2. By-Law 46 of 2025 - Confirming
[DRAFT B-L 46 of 2025 - Confirming](#)

9. COUNCILLORS' REPORTS

10. UPCOMING MEETINGS

- 10.1. Regular Meeting - Session 1 - January 12, 2026 at 3:00 pm
- 10.2. Regular Meeting - Session 2 - February 2, 2026 at 3:00 pm
- 10.3. Regular Meeting - Session 3 - February 17, 2026 at 6:00 pm

11. ADJOURNMENT



MINUTES

Regular Council Meeting

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

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

4. ADOPTION OF MINUTES

4.1 Regular Council Meeting - December 1, 2025

Motion 1

Brad Langstaff made a motion - Be it resolved that the minutes of the Regular Council Meeting held on December 1, 2025 be received and approved. Pat Brown seconded the motion. CARRIED.

4.2 Minutes of Township Committees:

Motion 2

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

St Clair River Trail Committee - October 22, 2025

Moore Museum Advisory Committee - November 5, 2025 Holly Foster seconded the motion. CARRIED.

5. DELEGATIONS/PRESENTATIONS

5.1 6:10 pm - Zoning By-Law Amendment - 1039 Smith Line

Senior Planner Ian MacDougall presented his report dated December 5, 2025. Application R4-25 is a re-zoning application resulting from a condition of consent from original severance application B5/2025.

The original application B5/2025 was heard by the Committee of Adjustment on July 29, 2025 and proposed the creation of a new non-farm lot on an existing farm. The proposed new lot is vacant, and is separated from the balance of the lot by a drainage feature. Because the application did not meet provisions in the PPS nor the Township's Official Plan nor Zoning Bylaw, it was not supported by staff. Despite this, the application was approved by the Committee of Adjustment as they felt it was a unique lot that was unable to be farmed practically given the natural severance.

As a condition of the above detailed approval for consent, one condition was that the remnant parcel be prohibited from developing a house; and that the new lot be recognized for its smaller size. Mr. MacDougall summarized his report by suggesting that because the original severance did not meet Planning Regulations and was not supported by staff, that this rezoning application was also unable to be supported by staff and recommended that the rezoning be denied.

Deputy Mayor Miller sits on the Committee of Adjustment and noted that he understands the limitations placed on Planner's by their regulating documents, but suggested that rules do not always impact properties in the same way - noting that is the purpose for the Committee of Adjustment. Deputy Mayor Miller reported the Committee of Adjustment felt the new lot was unique in its location, would be impractical to farm, and would be better suited as a location for a residence as opposed to harbouring weeds and overgrowth.

Motion 3

Steve Miller made a motion - Be it resolved that application R4/2025 to rezone a new lot to recognize its smaller size, and to prohibit dwellings on the remnant parcel at 1039 Smith Line be approved and that staff be directed to prepare the bylaw for passing at a subsequent meeting. Holly Foster seconded the motion. CARRIED

5.2 6:20 pm - Heritage St. Clair - Annual Report

Heritage Committee Chairperson Tracy Kingston presented the achievements of her committee for the 2025 calendar year. Among their many achievements were the selling of commemorative Hamlet signs; the creation and installation of new story boards; the revitalization of several local cemeteries and the development of the *Where in St Clair* activity book.

5.3 6:30 pm - Dr Roy, Faculty of Medicine, University of Toronto - Deputation of Opposition

6:35 pm - Vogtech Renewables - St. Clair Battery Energy Storage (BESS) & St Clair Gas Energy Plant - Request for Municipal Support

Dr. Mili Roy, MD, Asst. Professor, Faculty of Medicine, University of Toronto presented information in an effort to discourage Council from endorsing a proposal submitted by Vogtech Renewables for a gas fired power generation plant as part of the IESO's LT2 RFP intake. Her presentation focused on the two pathways of pollution caused by these plants: carbon and air. Dr. Roy recognized the many other similar plants in the region reporting the already higher than normal rates for health complications including Leukemia.

At the end of her material, Mayor Agar thanked her for presentation and noted the Township has received multiple other letters of opposition citing the same health and environmental concerns.

Vogtech Renewables Request for MSR Presentation

Gabriel Fono, of Vogtech Renewables presented the terms of the recently agreed to Memorandum of Understanding between Township staff and their development team. Among the many commitments made by Vogtech is the inclusion of a pre and post development road audit with the commitment to repair any damages caused to Township infrastructure by the development of

the site; and a Community Benefit Agreement committing them to \$1000/MW annually for 20 years, with a 25% escalator after every five year period.

The proposal for the site still contains two separate projects: a 195 MW BESS Plant; and a 250 MW natural gas generation plant. If approved, the plan would be to convert the natural gas plant to hydrogen fuel which would significantly reduce the carbon footprint of the operation. Through the discussion, it was confirmed that Vogtech would build one or the other if only successful in a bid for either project, but they would ideally be successful in both bids in which case they would begin development of both projects simultaneously.

Mayor Agar asked Vogtech to make a commitment to use local trades when developing the site for both projects and cautioned them about the lack of abundance of available water for the processing. Vogeck plans to draw significant water at startup, but only to populate their tanks which will then be a closed loop system meaning water will only be required to top up when needed.

Motion 4

Steve Miller made a motion - Be it resolved that Mayor Agar be authorized to endorse a Motion of Support Resolution for Vogtech Renewables for both a BESS proposal and a Natural Gas Proposal for submission into the IESO's LT2 RFP intake on the property on Bickford Line known as PIN 43308-0152 LT; and that if the bids are successful, their site plan approvals will be subject to confirmation of adequate water and sewer capacity. Bill Myers seconded the motion. CARRIED.

6. INFORMATION ITEMS

- 6.1 Building Permit Comparison - October 2025
- 6.2 Lambton County Council Highlights - November 26, 2025
- 6.3 St. Clair Region Conservation Authority - Municipal Letter - Bill 68 and Conservation Authority Consolidations

Motion 5

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

- 6.1 - Building Permit Comparison - October 2025
 - 6.2 - Lambton County Council Highlights - November 26, 2025
 - 6.3 - St. Clair Region Conservation Authority - Municipal Letter - Bill 68 and Conservation Authority Consolidations
- Cathy Langis seconded the motion. CARRIED.

7. REPORTS OF COMMITTEES AND STAFF

- 7.1 Senior Tax Clerk Report - Taxation Write Offs for the year of 2025

Motion 6

Brad Langstaff made a motion - Be it resolved that the Taxation Write Offs 2025 report as submitted by Senior Tax Clerk Debbie Churchill, be received, and that 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 2025 as identified in "Appendix A". Pat Brown seconded the motion. CARRIED.

- 7.2 Water/Wastewater Specialist Report - DWQMS Management Review

Motion 7

Holly Foster made a motion - Be it resolved that the DWQMS Management Review report as submitted by Water/Wastewater Specialist Nova

VanderSlagt, be received as information. Cathy Langis seconded the motion. CARRIED.

7.3 Coordinator of Operations (Works) Report - Collection and Processing of Non-Eligible Recycling Materials

Motion 8

Brad Langstaff made a motion - Be it resolved that the Collection and Processing of Non-Eligible Recycling Materials report as submitted by Coordinator of Operations David Neely, be received, and that Halton Recycling Ltd. Dba. Emterra Environmental be awarded the contract to collect and process all non-eligible recycling materials for the period between January 1, 2026 to December 31, 2029, and the Mayor and Clerk be authorized to sign the associated agreement and By-law. Cathy Langis seconded the motion. CARRIED.

7.4 Coordinator of Operations (Works) Report - Stop Sign Request - Bentinck Drive

Motion 9

Steve Miller made a motion - Be it resolved that the Stop Sign Request – Bentinck Drive report as submitted by Coordinator of Operations David Neely, be received, and that the request for a new stop sign on Bentinck Drive at the south intersection of Paddock Green Circle be denied. Bill Myers seconded the motion. CARRIED.

7.5 Coordinator of Engineering Report - Storm Sewer Outfall Tender Results

Motion 10

Holly Foster made a motion Be it resolved that the Storm Sewer Outfall at Corunna Pumping Station Tender Results report as submitted by Coordinator of Engineering Andrew Malpass, be received; and that the tender submitted by Van Bree Infrastructure in the amount of \$657,998.00 plus HST be accepted and the Mayor and Clerk be authorized to sign the contract and other related documents. Cathy Langis seconded the motion. CARRIED.

8. BY-LAWS

8.1 By-Law 45 of 2025 - Agreement - Emterra - Recycling Collection

8.2 By-Law 46 of 2025 - Confirming

Motion 11

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

8.1 - By-Law 45 of 2025 - Agreement - Emterra - Recycling Collection

8.2 - By-Law 46 of 2025 - Confirming Brad Langstaff seconded the motion. CARRIED.

9. COUNCILLORS' REPORTS

COUNCILLOR BROWN

Councillor Brown attended multiple meetings with the St. Clair Region Conservation Authority including one where the new approach for hearings was discussed and they continue to learn more about the pending consolidations; he also attended the turkey raffle at the Legion and the Fire Department awards.

Councillor Brown closed his report by wishing everyone a Merry Christmas and Happy Holidays.

COUNCILLOR FOSTER

Councillor Foster wished everyone a Merry Christmas and Happy Holidays; and attended the Fire Department Award night; and thanked all the generous people who have donated food to all three of the local food banks.

COUNCILLOR LANGIS

Councillor Langis has fielded many calls from constituents concerned about snow removal and salting protocols; and participated in an information night with the Girl Guides discussing women in politics.

Councillor Langis closed her report by wishing everyone a Merry Christmas and Happy Holidays.

COUNCILLOR LANGSTAFF

Councillor Langstaff attended the Wilkesport Hall meeting and the Jamboree held at that location; and the Brigden Optimist Christmas celebration.

Councillor Langstaff closed his report by wishing everyone a Merry Christmas and Happy Holidays.

COUNCILLOR MYERS

Councillor Myers attended the Jamboree, the winter market and the hall meeting all at the Wilkesport Hall.

Councillor Myers closed his report by wishing everyone a Merry Christmas and Happy Holidays.

DEPUTY MAYOR MILLER

Deputy Mayor Miller attended the Rec Club Christmas Party at the Parkway Golf Course and Fire Department Awards noting both were well hosted by the staff at the golf course.

Deputy Mayor Miller closed his report by wishing everyone a Merry Christmas and Happy Holidays.

MAYOR AGAR

Mayor Agar attended the Alix Foundation meeting; the Parkway Golf Course Christmas Party; the turkey raffle put on by the Firefighters at the Legion; Operation Christmas Tree OPP Drive-thru; the Brigden Christmas market; the Firefighter Awards night; the International Plowing Match Committee meeting; the LAWSS meeting; the Wilkesport Market; St. Joseph's School turkey luncheon; the Courtright Santa Claus parade; and a Provincial Parliament Budget Consultation with the Parliamentary Assistant for the Ministry of Finance.

Mayor Agar closed his report by wishing everyone a Merry Christmas and Happy Holidays.

10. UPCOMING MEETINGS

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

10.2 Regular Meeting - Session 2 - February 2, 2026 at 3:00 pm

10.3 Regular Meeting - Session 3 - February 17, 2026 at 6:00 pm

Motion 12

Pat Brown made a motion - Be it resolved that the \$100,000 balance from funds donated by Hydro One to be used towards projects benefitting the community be transferred into a reserve to be used for an upcoming project. Cathy Langis seconded the motion. CARRIED

11. ADJOURNMENT

11.1 The meeting adjourned at 7:05 pm.

Motion 13

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

Mayor - Jeff Agar

Clerk - Jeff Baranek

