



# Township of St. Clair

## Minutes

Regular Council Meeting

Tuesday, February 17, 2026 @ 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 - February 17, 2026

[DRAFT Regular Council - 2 February 2026 - Minutes](#)

#### 4.2. Moore Museum Committee Minutes and Reports - January 2026

[Moore Museum Committee Meeting Minutes and Reports](#)

### 5. DELEGATIONS/PRESENTATIONS

#### 5.1. 6:10 pm - Public Meeting - Zoning By-Law Amendment Application - 1532 Kerr Line

[Planner Report - ZBLA - 1532 Kerr Line](#)

[B-L 9 of 2026 ZBLA - 1532 Kerr Line](#)

[Committee of Adjustment Decision](#)

[ZBLA - Presentation - 1532 Kerr Line](#)

#### 5.2. 6:15 pm - Public Meeting - Zoning By-Law Amendment Application - 389 Murray Street

[Planning Report - ZBLA - 389 Murray Street](#)

[DRAFT B-L 10 of 2026 - ZBLA - 389 Murray Street](#)

[BM Ross - Planning Justification Report](#)

[Submitted Comments](#)

[ZBLA - Presentation - 389 Murray Street](#)

### 6. CORRESPONDENCE ITEMS

#### 6.1. Concerns about Conditions at the Moore Sports Complex

[Moore Sports Complex](#)

### 7. INFORMATION ITEMS

#### 7.1. News Release - Council Approves 2026 County Budget

[Council Approves 2026 County Budget](#)

#### 7.2. St. Clair Township 2025 Audit Service Plan

[St. Clair Township 2025 Audit Service Plan](#)

- 7.3. Lambton County Music Festival - Sponsorship Request  
[Lambton County Music Festival - Sponsorship Request](#)

## 8. REPORTS OF COMMITTEES AND STAFF

- 8.1. **Clerk Report** - Status of the 2026 Budget  
[Clerk Report - Status of the 2026 Budget](#)
- 8.2. **TABLED REPORT - Director of Emergency Services / Fire Chief Report** - Fire Underwriters Survey and Superior Tanker Shuttle Service and Insurance Impacts  
[TABLED - Fire Underwriters Survey and Superior Tanker Shuttle Service and Insurance Impacts](#)
- 8.3. **Coordinator of Operations (Works) Report** - Request for Streetlights on St. Clair Parkway  
[Coord of Works - Request for Streetlights - St Clair Parkway](#)

## 9. BY-LAWS

- 9.1. By-Law 8 of 2026 - Fees By-Law (replacing B-L 11 of 2025)  
[DRAFT B-L 8 of 2026 - Fees By-Law \(replacing by-law 11 of 2025\)](#)
- 9.2. By-Law 9 of 2026 - Zoning By-Law Amendment - 1532 Kerr Line  
[DRAFT B-L 9 of 2026 - Zoning By-Law Amendment - 1532 Kerr Line](#)
- 9.3. By-Law 10 of 2026 - Zoning By-Law Amendment - 389 Murray Street  
[DRAFT B-L 10 of 2026 - Zoning By-Law Amendment - 389 Murray Street](#)
- 9.4. By-Law 11 of 2026 - Confirming By-Law  
[DRAFT B-L 11 of 2026 - Confirming](#)

## 10. DRAINAGE BY-LAWS

- 10.1. By-Law 1 of 2026 - Henry Drain 2026 Improvement Construction  
[DRAFT B-L 1 of 2026 Henry Drain 2025 Improvement Construction](#)
- 10.2. By-Law 2 of 2026 - Government Drain No.3 Improvement Construction  
[DRAFT B-L 2 of 2026 Government Drain No.3 Improvement Construction](#)
- 10.3. By-Law 3 of 2026 - Burton Creek Drain 2025 Improvement Construction  
[DRAFT B-L 3 of 2026 - Burton Creek Drain 2025 Improvement Construction](#)

## 11. COUNCILLORS' REPORTS

## 12. UPCOMING MEETINGS

- 12.1. Regular Meeting - Session 4 - **Tuesday March 3, 2026** at 3:00 pm (Mayor Decision)
- 12.2. Regular Meeting - Session 5 - March 16, 2026 at 6:00 pm

12.3. Regular Meeting - Session 6 - April 7, 2026 at 3:00 pm

**13. IN CAMERA SESSION**

13.1. Section 239(2)(c) to discuss the potential sale of a Township parcel

**14. ADJOURNMENT**



# MINUTES

## Regular Council Meeting

6:00 PM - Tuesday, February 17, 2026  
Council Chambers

The Regular Council of the Township of St. Clair was called to order on Tuesday, February 17, 2026, 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 - February 2, 2026

##### Motion 1

Brad Langstaff made a motion - Be it resolved that the minutes of the Regular Council Meeting held on February 2, 2026 be received and approved. Bill Myers seconded the motion. CARRIED.

##### Motion 2

Brad Langstaff made a motion - Be it resolved that Appendix D from the Treasurer report titled Fire Lifecycle Reserve presented at the Regular Council meeting held February 2, 2026 be approved, which uses a 20-year life for pumpers and a 25-year life for tankers, calculated over a 25-year lifecycle. Cathy Langis seconded the motion. CARRIED. 4-3

**RECORDED VOTE** (for: Brad Landstaff, Cathy Langis, Holly Foster, Bill Myers)(opposed: Jeff Agar, Pat Brown, and Steve Miller).

#### 4.2 Moore Museum Committee Minutes and Reports - January 2026

##### Motion 3

Cathy Langis made a motion - Be it resolved that the January 2026 minutes and reports of the Moore Museum Committee be accepted and approved. Holly Foster seconded the motion. CARRIED.

## 5. DELEGATIONS/PRESENTATIONS

### 5.1 6:10 pm - Public Meeting - Zoning By-Law Amendment Application - 1532 Kerr Line

Zoning By-law Amendment application R2/26 is a response to a condition of Consent resulting from application B18/25 approved by the Committee of Adjustment to create a new lot to dispose of a dwelling surplus to the needs of a farm.

A similar application was approved by the Committee of Adjustment in 2022, but the two year timeline lapsed without the conditions being satisfied; so the owners have applied for the same consent again.

Senior Planner Ian MacDougall summarized his report suggesting the application meets the intent of the Township planning documents, and the PPS; and he supported the application for approval.

Seeing nobody else wishing to submit comments, Mayor Agar declared the public meeting closed and asked for any forthcoming motions.

#### **Motion 4**

Bill Myers made a motion - Be it resolved that Zoning Bylaw Amendment R2/26 for the property known as 1532 Kerr Line be approved and that corresponding Bylaw 9 of 2026 be considered for approval. Brad Langstaff seconded the motion. CARRIED

### 5.2 6:15 pm - Public Meeting - Zoning By-Law Amendment Application - 389 Murray Street

Zoning By-law Amendment application R3/26 for the property known as 389 Murray Street looks to re-zone the subject property to allow for an 87 unit, six storey apartment building.

Senior Planner Ian MacDougall summarized his report suggesting the application aligns with Township planning documents; and the Provincial Policy Statement. Mr. MacDougall recommended the application for approval.

Jordan Fohkens, representing BM Ross on behalf of Vensuris Capital Inc., summarized the Planning Justification report.

The proposal would see high-density residential located in the downtown core of Corunna, the Township's largest urban centre. Being that it is a walkable community in a commercial hub, the proposal is to reduce the amount of required parking spaces from 1.5/unit to 1.25 per unit. Accordingly, the proposal would see the development of 109 parking spaces to accommodate the 87 proposed units.

Included in the supporting studies submitted as par to the application is a traffic impact study and stormwater management study. The traffic study confirmed the existing road network could accommodate the proposal, and the stormwater management plan confirmed all surface water would be retained and that the existing infrastructure contains enough capacity to accommodate the proposal.

Tina Gatt, of 195 Paget Street, submitted her opposition to the development suggesting that the proposed building is only 24 meters from her backyard making shadow pollution inevitable. Mrs. Gatt identified surface water leeching as a concern; she suggested the parking is already an issue in the area with the medical building. Mrs. Gatt closed her comments by suggesting she would support single dwellings in the area, but reaffirmed she is heavily against a higher density proposal.

John Flesher, of 199 Paget Street, submitted his opposition by suggesting parking will be an issue despite the study suggesting otherwise. Mr. Flesher identified other issues with the development including headlight pollution on abutting lots; increased traffic on Murray which he suggested is already too congested; concerns with emergency access to the site and internal circulation; and noted all other higher density developments within the Township are on the perimeter of the urban centres, not right in the center.

Fred Gatt, of 195 Paget Street, reiterated he is not opposed to single unit residential development, but he is opposed to higher density like the proposed. Mr. Gatt also suggested this type of higher density would unnecessarily tax the Township's volunteer fire department.

A very robust discussion with Council, staff and the developer took place where many things were discussed. Among them, it was confirmed that all surface water will be contained and that any required upgrades to Township infrastructure needed to accommodate this development would become the responsibility of the developer. The need for higher density developments was identified, but parking concerns at 1.25/unit was a constant narrative.

Colleen Flesher, of 199 Paget Street, reminded Council that the development of the medical centre on the balance of the subject lot brought in lots of fill and resulted in surface drainage issues on abutting properties. She noted she will be watching to ensure the fill is removed from the site as part of this development. Mrs. Flesher submitted that she has lost confidence in Council and asked that they prioritize the north part of Corunna as opposed to the south which always appears to take priority. Mrs. Flesher ended her submissions by saying there is not enough commercial land in Corunna to suggest building this higher density development would create a walkable community.

Seeing no other persons wishing to submit comments, Mayor Agar declared the public meeting closed and asked for any forthcoming motions.

Deputy Mayor Miller suggested the project is desirable for higher density within Corunna, but noted it must be properly scaled and suited for the space.

#### **Motion 5**

Steve Miller made a motion - Be it resolved that Zoning Bylaw Amendment R3/26 to accommodate a high-rise high-density residential development at 389 Murray Street be deferred to allow the developer time to increase the amount of parking spaces; or reduce the amount of units. Cathy Langis seconded the motion. CARRIED

## **6. CORRESPONDENCE ITEMS**

### **6.1 Concerns about Conditions at the Moore Sports Complex**

#### **Motion 6**

Pat Brown made a motion - Be it resolved that the correspondence concerning the Conditions at the Moore Sports Complex be received. Bill Myers seconded the motion. CARRIED.

#### **Motion 7**

Steve Miller made a motion - Be it resolved that \$1,000,000 be allocated from the Environment and Education fund to be used to fund capital improvements at the pool within the Moore Sports Complex to assist with projects associated with the Making Waves Grant. Cathy Langis seconded the motion. CARRIED

## **7. INFORMATION ITEMS**

### **7.1 Council Approves 2026 County Budget**

### **7.2 St. Clair Township 2025 Audit Service Plan**

7.3 Lambton County Music Festival - Sponsorship Request

**Motion 8**

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

- 7.1 Council Approves 2026 County Budget
  - 7.2 St. Clair Township 2025 Audit Service Plan
  - 7.3 Lambton County Music Festival
- Holly Foster seconded the motion. CARRIED.

**8. REPORTS OF COMMITTEES AND STAFF**

8.1 **Clerk Report** - Status of the 2026 Budget (2)

**Motion 9**

Pat Brown made a motion - Be it resolved that the Status of the 2026 Budget (2) report, as submitted by Clerk Jeff Baranek be received as information. Brad Langstaff seconded the motion. CARRIED.

**Motion 10**

Holly Foster made a motion - **VETO OVERRIDE MOTION** - Be it resolved that the project to fill the ditch on Hill Street be removed from the 2026 Budget. Steve Miller seconded the motion. DEFEATED. 3-4  
**RECORDED VOTE** (for: Cathy Langis, Steve Miller, Holly Foster)(opposed: Bill Myers, Brad Langstaff, Jeff Agar, and Pat Brown).

**Motion 11**

Brad Langstaff made a motion - Be it resolved that the override period for the 2026 Budget be closed on the 17th day of February 2026 resulting in the formal adoption of the 2026 Budget. Pat Brown seconded the motion. CARRIED.

**Motion 12**

Bill Myers made a motion Be it resolved that staff be directed to prepare a report outlining the estimated costs and recommendations regarding the installation of flashing warning lights at the intersection of Bentpath Line and Highway 40. Brad Langstaff seconded the motion. CARRIED.

8.2 **TABLED REPORT - Director of Emergency Services / Fire Chief Report** - Fire Underwriters Survey and Superior Tanker Shuttle Service and Insurance Impacts

**Motion 13**

Pat Brown made a motion - **LIFT FROM TABLE** - Be it resolved that the Fire Underwriters Survey and Superior Tanker Shuttle Service and Insurance Impacts report, as submitted by Director of Emergency Services / Fire Chief be lifted from the table. Steve Miller seconded the motion. CARRIED

**Motion 14**

Holly Foster made a motion - Be it resolved that the Fire Underwriters Survey and Superior Tanker Shuttle Service and Insurance Impacts report, as submitted by Director of Emergency Services / Fire Chief be received as information. Cathy Langis seconded the motion. CARRIED.

### **Motion 15**

Holly Foster made a motion - Be it resolved that the decision to pursue insurance accreditation which would provide a potential premium reduction for some residents on their home house insurance depending on the results of the STSS and FUS studies be deferred until after the tests have been conducted. Brad Langstaff seconded the motion. CARRIED

- 8.3 **Coordinator of Operations (Works) Report** - Request for Streetlights on St. Clair Parkway

### **Motion 16**

Bill Myers made a motion - Be it resolved that the Request for Streetlights - St Clair Parkway report, as submitted by Coordinator of Operations David Neely be received as information. Brad Langstaff seconded the motion. CARRIED.

## **9. BY-LAWS**

- 9.1 By-Law 8 of 2026 - Fees By-Law (replacing B-L 11 of 2025)  
9.2 By-Law 9 of 2026 - Zoning By-Law Amendment - 1532 Kerr Line  
9.3 By-Law 10 of 2026 - Zoning By-Law Amendment - 389 Murray Street - DEFERRED  
9.4 By-Law 11 of 2026 - Confirming By-Law

### **Motion 17**

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

- 9.1 By-Law 8 of 2026 - Fees By-Law (replacing B-L 11 of 2025)  
9.2 By-Law 9 of 2026 - Zoning By-Law Amendment - 1532 Kerr Line  
9.4 By-Law 11 of 2026 - Confirming By-Law Brad Langstaff seconded the motion. CARRIED.

## **10. DRAINAGE BY-LAWS**

- 10.1 By-Law 1 of 2026 - Henry Drain 2026 Improvement Construction  
10.2 By-Law 2 of 2026 - Government Drain No.3 Improvement Construction  
10.3 By-Law 3 of 2026 - Burton Creek Drain 2025 Improvement Construction

### **Motion 18**

Pat Brown made a motion - Be it resolved that the following drainage by-laws receive first and second readings and thereby be provisionally passed:

- 10.1 By-Law 1 of 2026 - Henry Drain 2026 Improvement Construction  
10.2 By-Law 2 of 2026 - Government Drain No.3 Improvement Construction  
10.3 By-Law 3 of 2026 - Burton Creek Drain 2025 Improvement Construction  
Holly Foster seconded the motion. CARRIED.

## **11. COUNCILLORS' REPORTS**

### **COUNCILLOR BROWN**

Councillor Brown attended the SCRCA Executive Nomination meeting and noted the upcoming Annual General Meeting is scheduled for February 26, 2026 in Newbury.

### **COUNCILLOR FOSTER**

Councillor Foster attended the Clean Harbors liaison meeting and fielded multiple calls from residents related to the budget process used in 2026.

### **COUNCILLOR LANGIS**

Councillor Langis attended the Brigden Hall Board meeting where she took a tour and noted many now-defunct groups use some space within the building for storage; she attended the Moore Museum meeting; and got confirmation the Township was not successful in a recent grant application for improvements at the arena.

Councillor Langis closed her report by emphasizing the need for immediate improved safety protocols at Kimball and Petrolia Line.

### **COUNCILLOR LANGSTAFF**

Councillor Langstaff attended the Lambton Farm Safety meeting; and thanked Mayor Agar for his relentless pursuit for improved safety at Kimball and Petrolia Line. Councillor Langstaff encouraged Mayor Agar to continue his pursuit at the County level to bring illumination to the corner of Highway 40 and Bentpath Line.

### **COUNCILLOR MYERS**

Councillor Myers asked staff to confirm how we notified commercial and other non-residential properties of the changes to the recycling program. Councillor Myers also confirmed that the Township is creating the list to gain collection through the new process.

Councillor Myers noted the sizeable increase in traffic as a result of HydroOne's installation of the new transmission line. Councillor Myers asked staff to ensure the Township has protection against any damage to any infrastructure as a result of the increased heavy traffic.

### **DEPUTY MAYOR MILLER**

Deputy Mayor Miller attended the County budget meeting; the SCRCA executive meeting; and the CLAC meeting.

### **MAYOR AGAR**

Mayor Agar attended the Lambton Farm Safety meeting; the Brigden Hall Board meeting; the County Budget meeting; the Rural Game Banquet meeting where he is the President noting the banquet will be in St. Clair this year at the Corunna Legion. Mayor Agar attended the International Plowing Match meeting and noted the County activated their Emergency Operations Center last Saturday to deal with abandoned cars as a result of the significant snow event. More than 300 cars required rescuing along Highway 402 and many local roads. St. Clair Township assisted in these rescues and sent some integral equipment including the Command Centre and the drone. Mayor Agar thanked all those responsible for assisting in the recovery efforts and emphasized the importance of having high quality reliable equipment for our Fire Department to assist in such emergency efforts.

Mayor Agar closed his report by reminded Council Members that they are only able to access staff through the CAO's office. If they have a question, they should seek information through the CAO's office and not by going to that staff person's office directly.

## **12. UPCOMING MEETINGS**

- 12.1 Regular Meeting - Session 4 - **Tuesday March 3, 2026** at 3:00 pm (Mayor Decision)
- 12.2 Regular Meeting - Session 5 - March 16, 2026 at 6:00 pm
- 12.3 Regular Meeting - Session 6 - April 7, 2026 at 3:00 pm

## **13. IN CAMERA SESSION**

- 13.1 Section 239(2)(c) to discuss the potential sale of a Township parcel

**Motion 19**

Cathy Langis made a motion - Be it resolved that the meeting enter into an in-camera session to discuss Section 239(2)(c) to discuss the potential sale of a Township parcel. Holly Foster seconded the motion. CARRIED.

**RISE AND REPORT** - Clerk Jeff Baranek noted there was nothing to rise and report.

**14. ADJOURNMENT**

**14.1** The meeting adjourned at 8:45 pm.

**Motion 2**

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

