



Township of St. Clair

Minutes

Regular Council Meeting

Tuesday, March 3, 2026 @ 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 - February 17, 2026

[DRAFT Regular Council - 17 February 2026](#)

4.2. Minutes of Township Committees:

[Sombra Museum Board Minutes - January 14, 2026](#)

[Heritage St. Clair Minutes - January 21, 2026](#)

5. DELEGATIONS/PRESENTATIONS

5.1. 3:10 pm - Official Plan & Zoning By-Law Amendment - St. Clair Medical Centre (Parking)

[Official Plan and Zoning By-Law Amendment Report- 389 Murray Street - Parking](#)

[DRAFT B-L 12 of 2026 - Official Plan Amendment - St Clair Medical Centre \(Parking\)](#)

[DRAFT B-L 13 of 2026 - Zoning By-Law Amendment - St Clair Medical Centre \(Parking\)](#)

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

5.2. 3:20 pm - **Developer's Response to the Public Meeting held February 17, 2026**

[Zoning By-Law Amendment - 389 Murray Street \(Apartments\)](#)

[Zoning By-Law Amendment - 389 Murray Street \(Apartments\)](#)

[DRAFT B-L 10 of 2026 ZBA - 389 Murray Street \(Apartments\) - Revised St. Clair Medical Centre Corunna Parking Utilization Study](#)

[Murray Apartments Presentation](#)

[Comments of Support](#)

6. CORRESPONDENCE ITEMS

6.1. Sombra Days - Municipally Significant Event Request

[Sombra Days - Municipally Significant Event Request](#)

6.2. Municipal Authorization for Larviciding 2026

[Municipal Authorization for Larviciding 2026](#)

6.3. Heritage St Clair - Request for Support for the Heritage Helping Housing Grant

[Letter of Support for Heritage Helping Housing Grant](#)

7. REPORTS OF COMMITTEES AND STAFF

- 7.1. **Treasurer Report** - Vendor Invoices & RBC VISA Charges
[Vendor Invoices and RBC VISA Charges](#)
- 7.2. **Senior Tax Clerk Report** - 2025 and 2026 Taxation Write Offs
[2025 and 2026 Taxation Write Offs](#)
- 7.3. **Director of Emergency Services / Fire Chief Report** - February Fire Department Report
[February Fire Department Report](#)
- 7.4. **Director of Public Works Report** - Township Communication Fiber Options
[Township Communication Fiber Options](#)
- 7.5. **Coordinator of Operations (Works) Report** - Road Sign Inspection and Reflectivity
[Road Sign Inspection and Reflectivity](#)
- 7.6. **Director of Community Services Report** - Community Services March Information
[March Information Report](#)
- 7.7. **Coordinator of Facilities Report** - Pavilion Posts and Cement, Port Lambton Park
[Port Lambton Pavilion Posts and Cement Report](#)
- 7.8. **Drainage Superintendent Report** - Monthly Drainage Report
[Monthly Drainage Report](#)

8. BY-LAWS

- 8.1. By-Law 10 of 2026 - Zoning By-Law Amendment - 389 Murray Street (Apartments)
[DRAFT B-L 10 of 2026 Zoning By-Law Amendment - 389 Murray Street \(Apartments\)](#)
- 8.2. By-Law 12 of 2026 - Official Plan Amendment – St. Clair Medical Centre (Parking)
[DRAFT B-L 12 of 2026 - Official Plan Amendment - St Clair Medical Centre \(Parking\)](#)
- 8.3. By-Law 13 of 2026 - Zoning By-Law Amendment - St. Clair Medical Centre (Parking)
[DRAFT B-L 13 of 2026 - Zoning By-Law Amendment - St Clair Medical Centre \(Parking\)](#)
- 8.4. By-Law 14 of 2026 - Confirming By-law
[DRAFT B-L 14 of 2026 - Confirming By-Law](#)

9. COUNCILLORS' REPORTS

10. UPCOMING MEETINGS

- 10.1. Regular Meeting - Session 5 - March 16, 2026 at 6:00 pm
- 10.2. Regular Meeting - Session 6 - April 7, 2026 at 3:00 pm
- 10.3. Regular Meeting - Session 7 - April 20, 2026 at 6:00 pm

11. ADJOURNMENT



MINUTES

Regular Council Meeting

3:00 PM - Tuesday, March 3, 2026
Council Chambers

The Regular Council of the Township of St. Clair was called to order on Tuesday, March 3, 2026, 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

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 - February 17, 2026

Motion 1

Cathy Langis made a motion - Be it resolved that the minutes of the Regular Council Meeting held on February 17, 2026 be received and approved. Pat Brown seconded the motion. CARRIED.

4.2 Minutes of Township Committees:

Motion 2

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

- Sombra Museum Board Minutes - January 14, 2026
- Heritage St. Clair Minutes - January 21, 2026

Bill Myers seconded the motion. CARRIED.

5. DELEGATIONS/PRESENTATIONS

5.1 3:10 pm - Official Plan & Zoning By-Law Amendment - St. Clair Medical Centre (Parking)

Official Plan application OP1/2026 and Zoning Bylaw Amendment application R3/2026 propose converting an area of an existing parking lot at 389 Murray

Drive that is subject to a Temporary Use Bylaw into permanent parking recognized by both Township Planning Documents.

When the property at 389 Murray Street was redeveloped from an abandoned school property to accommodate a multi-use medical centre, the property that had been re-zoned to accommodate the change was too small to facilitate the necessary parking spaces. To remedy that shortfall, a temporary use by-law was passed to allow a portion of the lot which was still zoned Institutional I1 to be used as parking to allow time for the formal application to change the use of that same portion of the lot - which is the purpose of these two applications.

Township Planner Ian MacDougall summarized his report dated February 23 noting the application legitimizes the current use of the land as a parking lot accessory to the medical centre. Mr. MacDougall recommends both the Official Plan Amendment and Zoning Bylaw Amendment applications for approval.

Nobody from the public wished to submit comments and Council had a discussion about the importance of parking spaces in the area and confirmed that the size of the building, and its use combine to determine the number of parking spaces and barrier-free parking spaces.

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

Motion 3

Steve Miller made a motion - Be it resolved that Official Plan Amendment OP1/2026 and Zoning Bylaw Amendment R3/2026 to legitimize a parking area accessory to the Medical Centre at 389 Murray Street which was formerly authorized by a Temporary Use Bylaw be approved and that the corresponding bylaws be recommended for approval. Holly Foster seconded the motion. CARRIED

5.2 3:20 pm - Developer's Response to the Public Meeting held February 17, 2026 **Zoning By-Law Amendment - R1/2026 - 389 Murray Street (Five Storey Apartment Building)**

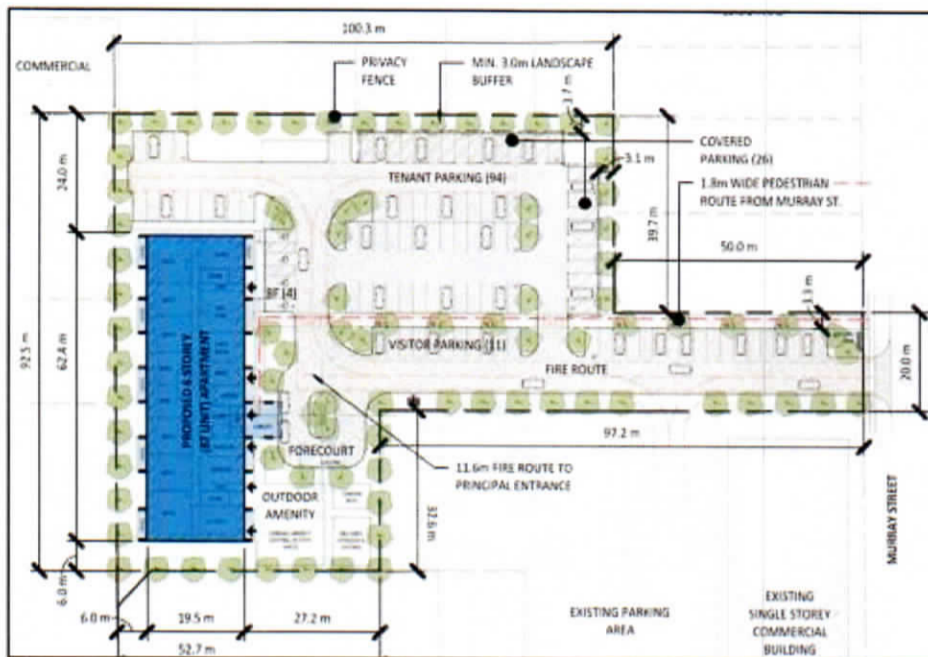
On behalf of Vensuris Design Build, Planner Jordan Fohkens of BM Ross presented changes made to zoning bylaw amendment application R1/2026 in response to the comments received during the public meeting held for this application on February 17, 2026.

Originally, the application sought approval for a six storey tall apartment building and included enough parking spaces designed on a 1.25/unit ratio. During the original public meeting held on February 17, comments of opposition submitted focused mainly on the proposed height of the building; and the perceived lack of adequate parking spaces.

In response to those complaints, the developer has proposed reducing the height to accommodate a five storey building, but expanded the footprint of the building resulting in a reduction of units from 87 to 83, and a reduction of the setback from the north property line from 24 to 18 metres. In the updated proposal, the number of overall parking spaces (inclusive of tenant, visitor and barrier-free) increased to 125 from the originally proposed 109.

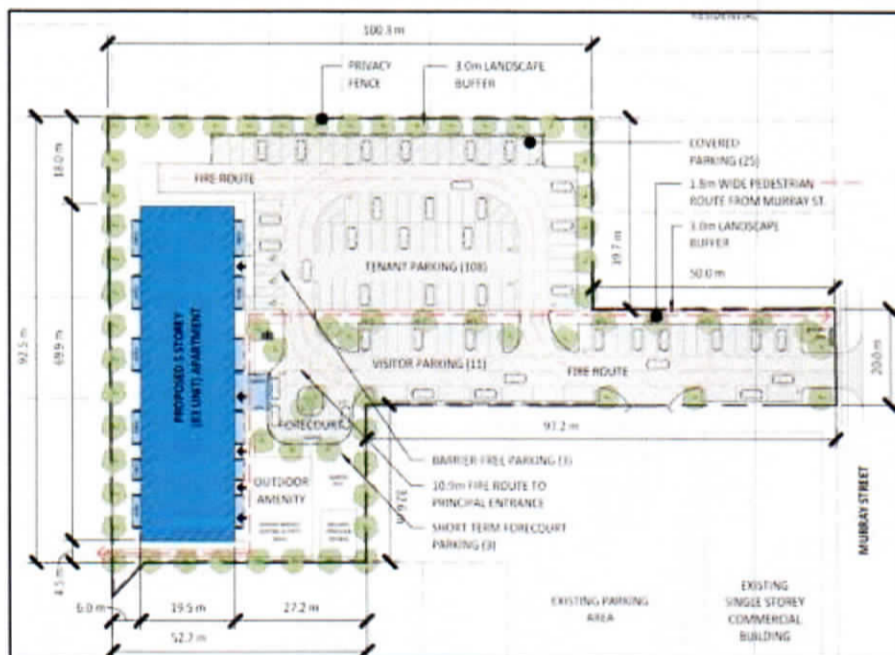
Original Proposal

- Six-storey apartment
- 87 dwelling units
- 109 parking spaces



New Proposal

- Five-storey apartment
- 83 dwelling units
- 125 parking spaces



Mr. Fohkens closed his presentation by estimating the tax revenues as a result of the proposal to be approximately \$7.2 million across the 50 year life expectancy of the project. He suggested the density proposed not only aligns with Provincial Priorities but also serves as a more efficient land use in such close proximity to the commercial corridor.

Mayor Agar and Deputy Mayor Miller thanked Mr. Fohkens and the developer for hearing the concerns of the residents and amending the application accordingly.

Motion 4

Steve Miller made a motion - Be it resolved that zoning bylaw amendment application R1/2026 to accommodate a five storey residential apartment

complex, complete with 125 parking spaces be approved and that corresponding Bylaw 10 of 2026 be recommended for approval. Brad Langstaff seconded the motion. CARRIED

6. CORRESPONDENCE ITEMS

6.1 Sombra Days - Municipally Significant Event Request

Motion 5

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

6.1 - Sombra Days - Municipally Significant Event Request

6.2 - Municipal Authorization for Larviciding 2026

6.3 - Heritage St Clair - Request for Support for the Heritage Helping Housing Grant

Bill Myers seconded the motion. CARRIED.

Motion 6

Holly Foster made a motion - Be it resolved that this year's Sombra Days be declared as a Municipally Significant Event and permission be granted to establish a refreshment tent at Sombra Community Park on July 3rd, 4th, and 5th, 2026 subject to the Township's Alcohol Management Policy. Brad Langstaff seconded the motion. CARRIED.

6.2 Municipal Authorization for Larviciding 2026

Motion 7

Bill Myers made a motion - Be it resolved that the Township authorize the use of larvicide to control West Nile Virus across the municipality as administered by Lambton Public Health. Pat Brown seconded the motion. CARRIED.

6.3 Heritage St Clair - Request for Support for the Heritage Helping Housing Grant

Motion 8

Holly Foster made a motion - Be it resolved that the Township authorize a letter of support for Heritage St. Clair in their pursuit of \$100,000 match-funding through the Heritage Helping Housing Grant. Bill Myers seconded the motion. CARRIED

7. REPORTS OF COMMITTEES AND STAFF

7.1 Treasurer Report - Vendor Invoices & RBC VISA Charges

Motion 9

Cathy Langis made a motion - Be it resolved that the Vendor Invoices & RBC VISA Charges report submitted by Treasurer George Lozon be received, and the included invoices be approved for the period of January 25, 2026, to February 21, 2026, totaling \$3,934,171.73; and RBC Visa charges for the period January 16, 2026, to February 16, 2026, totaling \$27,891.32. Holly Foster seconded the motion. CARRIED.

7.2 Senior Tax Clerk Report - 2025 and 2026 Taxation Write Offs

Motion 10

Steve Miller made a motion - Be it resolved that the 2025 and 2026 Taxation Write Offs report submitted by Senior Tax Clerk Debbie Churchill be received and that the Treasurer, in accordance with the provisions of Sections 357 and 358 of the Municipal Act, be authorized to write off property taxes for the year of 2025 and 2026 as identified in "Appendix A". Cathy Langis seconded the motion. CARRIED.

7.3 Director of Emergency Services / Fire Chief Report - February Fire Department Report

Motion 11

Pat Brown made a motion - Be it resolved that the Monthly Fire Department report submitted by Director of Emergency Services / Fire Chief Richard Boyes be received as information. Brad Langstaff seconded the motion. CARRIED.

7.4 Director of Public Works Report - Township Communication Fiber Options

Motion 12

Bill Myers made a motion - Be it resolved that the Township Communication Fiber Options report submitted by Director of Public Works Brian Black, be received as information. Pat Brown seconded the motion. CARRIED

Motion 13

Holly Foster made a motion - Be it resolved that the Third Party Communications Service Project at a cost of \$148,000.00 for a 5 year service, to replace the existing Township Communications Fiber be approved; and that this project be Funded from the approved capital budget item 2023-650 WIP Moore Shop Fiber Communications Project, and that the 3rd party service cost of \$19,320.00 annually, replace the approved 2026 Operating Budget item Wombat software costs. Brad Langstaff seconded the motion. CARRIED

7.5 Coordinator of Operations (Works) Report - Road Sign Inspection and Reflectivity

Motion 14

Cathy Langis made a motion - Be it resolved that the Road Sign Inspection and Reflectivity report submitted by Coordinator of Operations David Neely be received and that the quotation from Advantage Data Collection to provide sign reflectivity / inspection in the amount of \$19,415.81 (including net HST) per year for the next 3 years be approved and that it be authorized by Section VIII 6 d) "Special Circumstances" of Procurement Bylaw 59 of 2024 due to the limited number of specialized vendors providing this service. Holly Foster seconded the motion. CARRIED.

Motion 15

Brad Langstaff made a motion - Be it resolved that the existing roadside mowing tractor be kept for one season to determine if its value outweighs its cost for upkeep. Bill Myers seconded the motion. CARRIED

7.6 Director of Community Services Report - Community Services March Information

Motion 16

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

7.7 Coordinator of Facilities Report - Pavilion Posts and Cement, Port Lambton Park

Motion 17

Cathy Langis made a motion - Be it resolved that the Pavilion Posts and Cement, Port Lambton report submitted by Coordinator of Facilities Marcus Courchesne be received; and that the quotations submitted by Westhoek Construction LTD. in the amount of \$63,395.00 plus HST and \$49,600 plus HST be accepted and the Mayor and Clerk be authorized to sign the contract. Brad Langstaff seconded the motion. CARRIED.

7.8 Drainage Superintendent Report - Monthly Drainage Report

Motion 18

Pat Brown made a motion - Be it resolved that the Monthly Drainage report submitted by Drainage Superintendent Jason Brunt be received and that Spriet & Associates be appointed under Section 4 of the Drainage Act, to investigate and create an Engineer's Report for a new Branch to the Watson Creek Drain. Holly Foster seconded the motion. CARRIED.

8. BY-LAWS

- 8.1** By-Law 10 of 2026 - Zoning By-Law Amendment - 389 Murray Street (Apartments)
- 8.2** By-Law 12 of 2026 - Official Plan Amendment – St. Clair Medical Centre (Parking)
- 8.3** By-Law 13 of 2026 - Zoning By-Law Amendment - St. Clair Medical Centre (Parking)
- 8.4** By-Law 14 of 2026 - Confirming By-law

Motion 19

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

- 8.1 - By-Law 10 of 2026 - Zoning By-Law Amendment - 389 Murray Street (Apartments)
- 8.2 - By-Law 12 of 2026 - Official Plan Amendment – St. Clair Medical Centre (Parking)
- 8.3 - By-Law 13 of 2026 - Zoning By-Law Amendment – St. Clair Medical Centre (Parking)
- 8.5 - By-Law 14 of 2026 - Confirming By-Law Brad Langstaff seconded the motion. CARRIED.

9. COUNCILLORS' REPORTS

COUNCILLOR BROWN

Councillor Brown attended the Annual General Meeting (AGM) for the St. Clair Region Conservation Authority (SCRCA) where he was nominated and elected as Vice Chairperson of the Board; he also attended the St. Clair River Trail meeting.

Councillor Brown closed his report by asking staff to have VIP Dockside sweep the road in front of their establishment on St. Clair Parkway as numerous dump trucks soiled the road during their operations.

COUNCILLOR FOSTER

Councillor Foster had nothing to report.

COUNCILLOR LANGIS

Councillor Langis attended the Heritage St. Clair meeting; MPP Bob Bailey's Chamber of Commerce breakfast; and the Committee of Adjustment meeting.

COUNCILLOR LANGSTAFF

Councillor Langstaff thanked the Mayor and the Clerk for drafting the letter of support for the continued operations of Cargill as per Council's direction; he also attended MPP Bob Bailey's Breakfast and the most recent Grain Farmers of Ontario meeting where he was honoured to be sent to the Ive Executive Leadership Course.

COUNCILLOR MYERS

Councillor Myers noted he will be attending the Wilkesport Hall Board meeting this week.

DEPUTY MAYOR MILLER

Deputy Mayor Miller attended the County Committee meeting; the Committee of Adjustment meeting; and the AGM for the SCRCA where he nominated Councillor Brown to be Vice Chairperson and extended his congratulations to Pat on his selection.

MAYOR AGAR

Mayor Agar congratulated Councillor Brown on his selection as Vice Chair of the SCRCA and noted he attended the County Committee meeting; the Optimist Bingo at the Brigden Hall; the LAWSS meeting; the Kiwanis Trivia night at the Parkway Golf Course; the OPP Board meeting; and MPP Bob Bailey's Chamber of Commerce breakfast.

10. UPCOMING MEETINGS

- 10.1 Regular Meeting - Session 5 - March 16, 2026 at 6:00 pm
- 10.2 Regular Meeting - Session 6 - April 7, 2026 at 3:00 pm
- 10.3 Regular Meeting - Session 7 - April 20, 2026 at 6:00 pm

11. ADJOURNMENT

- 11.1 The meeting was adjourned at 3:50 pm.

Motion 20

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

