



# Township of St. Clair

## Minutes

### Special Meeting

Wednesday, April 10, 2024 @ 5:30 PM  
Council Chambers

#### 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.

This is a Special Meeting of Council to provide one final time to review the proposed changes to the Township Official Plan. There will also be an in-camera session as the last item for today's meeting.

#### 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. DEPUTATIONS/PRESENTATIONS

##### 4.1. Official Plan Review - NPG Planning Solutions

[Proposed Changes to the Official Plan](#)

[Full Official Plan with Proposed Changes and New Additions](#)

[St. Clair Major Policy Updates](#)

[Final St. Clair Response Table for Council](#)

#### 5. IN CAMERA SESSION

Section 239 (2)(e) - To consider the Township's position on pending litigation.

#### 6. ADJOURNMENT



# MINUTES

## Special Meeting

5:30 PM - Wednesday, April 10, 2024  
Council Chambers

The Special of the Township of St. Clair was called to order on Wednesday, April 10, 2024, at 5:30 PM, in the Council Chambers, with the following members present:

**PRESENT:** 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:** Councillor Bill Myers

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### 3. DECLARATION OF PECUNIARY INTEREST

3.1. None to Declare.

### 4. DEPUTATIONS/PRESENTATIONS

#### 4.1. Official Plan Review - NPG Planning Solutions - Mary Lou Tanner

Mary Lou Tanner presented a slide deck summarizing the major proposed changes to the Township Official Plan related to second dwelling units, short term rentals, prime agricultural farm lot size, and outlined the targeted areas for urban settlement expansion within the Township.

Mrs. Tanner reminded Council that the Draft Official Plan will need to be adopted by the Township, but then will need to be approved by the County of Lambton.

The Draft Official Plan contains policies that direct proposed cannabis facilities to either the industrial and agricultural designations. Mrs. Tanner explained that municipalities cannot prohibit land uses, so directing them to areas where they would be least offensive is ideal.

Councillor Langstaff noted the draft suggests that wind proposals would be supported by proposed new policy 4.1.1 Green Energy Objectives, and notes the Township is an unwilling host. Mr. Langstaff understands the requirement to potentially allow these in certain locations, but asked Mrs. Tanner to

consider revising the wording to direct potential projects away from Prime Agricultural Lands.

Councillor Brown and Deputy Mayor Miller voiced their support for adjustments to urban settlement areas to increase future residential developments, but asked that the focus be on sustainable areas where servicing exists or can be extended sustainably.

Tracy Kingston, Chairperson for Heritage St. Clair, sought clarification on the proposed Heritage Policies and Mrs. Tanner advised the policies would not force the Township to designate properties as Heritage. Mr. Baranek reminded Council that they've currently taken the position that Heritage St. Clair shall not designate any properties and any deviation from that position would need to be reconsidered by Council and directed to the committee.

Bob Leaper, of 2574 Moore Line, was provided confirmation that his property was included in the potential targets for expanded settlement areas and was advised the County needs to make a determination if St. Clair needs to expand settlement areas prior to any specific areas being expanded.

Seeing no other comments forthcoming from Council or anyone in attendance, Mayor Agar declared the public meeting closed.

The draft Official Plan will be amended subject to the comments received then will be presented to staff. Staff will then prepare a report to consider the adoption of the draft plan, which, once approved, will be sent to the County of Lambton for approval.

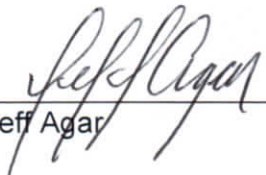
## 5. IN CAMERA SESSION

- 5.1. Section 239 (2)(e) - To consider the Township's position on pending litigation.

### RISE AND REPORT

Clerk Jeff Baranek noted there was nothing to Rise and Report.

## 6. ADJOURNMENT

  
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Mayor – Jeff Agar

  
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Clerk – Jeff Baranek