



Township of St. Clair

Minutes

Regular Council Meeting
Monday, May 4, 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 - April 20, 2026 - Minutes
[DRAFT Regular Council - 20 Apr 2026 - Minutes](#)
 - 4.2. Heritage St. Clair - March 18, 2026 - Minutes
[Heritage St. Clair - March 18, 2026 - Minutes](#)
5. **DELEGATIONS/PRESENTATIONS**
 - 5.1. 3:10 pm - Residential Water Conditions - Joanne Holmes
[Residential Water Conditions](#)
6. **CORRESPONDENCE ITEMS**
 - 6.1. Sea Can Request - 781 St Clair Parkway
[Sea Can Request - 781 Parkway](#)
 - 6.2. No Frills - Request for On-Street Grocery Pick-up Service
[No Frills - Request for on-street grocery pick-up service](#)
 - 6.3. Water Bill Relief Request
[Water Bill Relief Request](#)
 - 6.4. Talk 2 Me Johnny Memorial Fund Sponsorship Request
[Talk 2 Me Johnny Memorial Fund Sponsorship Request](#)
 - 6.5. 2026 Mooretown Flags Golf Tourney - Donation Request
[2026 Mooretown Flags Golf Tourney - Donation Request](#)
7. **INFORMATION ITEMS**
 - 7.1. Building Permit Comparison - March 2026
[Building Permit Comparison - March 2026](#)
 - 7.2. Thames-Sydenham Source Water Protection Area - Annual Report 2025
[Thames-Sydenham Source Water Protection Area - Annual Report 2025](#)

8. REPORTS OF COMMITTEES AND STAFF

- 8.1. **Treasurer Report** - Vendor Invoices & RBC VISA Charges
[202605 Vendor Invoices and RBC VISA Charges](#)
- 8.2. **Deputy Clerk Report** - Deeming By-Law Request - 3865 & 3867 - St Clair Parkway
[Deputy Clerk Staff Report - Deeming By-law Request - 3865 & 3867 St Clair Parkway](#)
- 8.3. **Director of Emergency Services / Fire Chief Report** - Monthly Fire Department Report - April 2026
[April Fire Services Council Report](#)
- 8.4. **Coordinator of Engineering Report** - Lambton Line CIP Recycling with Expanded Asphalt Mix – Tender Results
[Lambton Line CIP - Tender Results](#)
- 8.5. **Director of Community Services Report** - May Information
[May Information Report](#)
- 8.6. **Director of Community Services Report** - Master Plan
[Community Services Master Plan B](#)
- 8.7. **Coordinator of Parks and Recreation Report** - Moore Sports Complex Advertising
[Moore Sports Complex Advertising](#)
- 8.8. **Director of Community Services Report** - Office Space
[Office Space](#)

9. BY-LAWS

- 9.1. **By-Law 25 of 2026** - Deeming By-Law - 3865 & 3867 St Clair Parkway - Gillier
[DRAFT B-L 25 of 2026 - Deeming By-law - 3865 & 3867 St Clair Parkway - Gillier](#)
- 9.2. **By-Law 26 of 2026** - Confirming By-Law
[DRAFT B-L 26 of 2026 - Confirming By-Law](#)

10. COUNCILLORS' REPORTS

11. UPCOMING MEETINGS

- 11.1. Regular Meeting - Session 9 - May 19, 2026 at 6:00 pm
- 11.2. Regular Meeting - Session 10 - June 1, 2026 at 3:00 pm
- 11.3. Regular Meeting - Session 11 - June 15, 2026 at 6:00 pm

12. ADJOURNMENT



MINUTES

Regular Council Meeting

3:00 PM - Monday, May 4, 2026
Council Chambers

The Regular Council of the Township of St. Clair was called to order on Monday, May 4, 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 - April 20, 2026 - Minutes

Motion 1

Brad Langstaff made a motion - Be it resolved that the minutes of the Regular Council meeting held April 20, 2026 be received and approved. Bill Myers seconded the motion. CARRIED.

4.2 Heritage St. Clair - March 18, 2026 - Minutes

Motion 2

Holly Foster made a motion - Be it resolved that the minutes of the Heritage St. Clair Committee held March 18, 2026 be accepted and approved. Pat Brown seconded the motion. CARRIED.

5. DELEGATIONS/PRESENTATIONS

5.1 3:10 pm - Residential Water Conditions - Joanne Holmes

On behalf of the five affected homeowners, Joanne Holmes made submissions advising of poor water quality and discoloration of municipal water on Curran Avenue in Corunna.

Mrs. Holmes reported that Township staff notified her and her neighbours about water being shut off for up to 8 hours in December 2025, though the notice did not identify the purpose for the interruption. Since that time, the

water has been rusty coloured and using it for routine tasks results in damage to property including stained toilets, ruined clothes and ruined sheets. The watermain consists of cast iron material and was installed in 1953.

The residents had a sample of the water tested on May 1 where it was determined that the level of Bromine in the water is beyond the threshold recommended for extended exposure. Mrs. Holmes submitted that she has a facial rash as a result of the poor composition of the water.

In response and in an effort to alleviate the discolouration, Township staff has been flushing the line weekly, which does result in clearer water temporarily, but the discolouration returns. Staff confirmed the replacement of all these lead water mains is in the asset management plan, and specifically, the replacement of the one on Curran is scheduled as a 2028 Capital Project. Staff suggested installing an auto-flusher to this line which will regulate and increase the frequency of flushing which should result in clearer water until the main can be replaced. Staff also noted the location of this water main is in the boulevard and not in the paved portion of the road allowance thereby drastically reducing the cost for replacement.

Councillor Foster stated this needs to be a top priority and asked staff for possible funding sources. Mayor Agar confirmed there is enough money in the Environment and Education Fund to use for now, and those funds can be replenished eventually using an endowment from the Province.

Motion 3

Holly Foster made a motion - Be it resolved that staff be directed to replace the water main on Curran Avenue in Corunna as quickly as possible and that it be funded by the Environment and Education Fund. Pat Brown seconded the motion. CARRIED

6. CORRESPONDENCE ITEMS

6.1 Sea Can Request - 781 St Clair Parkway

Motion 4

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

6.1 - Sea Can Request - 781 St Clair Parkway

6.2 - No Frills - Request for On-Street Grocery Pick-up Service

6.3 - Water Bill Relief Request

6.4 - Talk 2 Me Johnny Memorial Fund Sponsorship Request

6.5 - 2026 Mooretown Flags Golf Tourney - Donation Request Pat Brown seconded the motion. CARRIED.

Motion 5

Cathy Langis made a motion - Be it resolved that the storage of two temporary Sea-Cans located at 781 St. Clair Parkway, Corunna be approved, and that they be removed by the owner no later than August 4, 2026. Brad Langstaff seconded the motion. CARRIED.

6.2 No Frills - Request for On-Street Grocery Pick-up Service

Motion 6

Pat Brown made a motion - Be it resolved that two parking/loading spaces on Bunker Avenue, designated for No Frills, be approved for use as grocery pick-up locations for a one-year trial period. Holly Foster seconded the motion. CARRIED.

6.3 Water Bill Relief Request

Motion 7

Steve Miller made a motion - Be it resolved that a resident's request for relief from a water bill be referred to staff for investigation. Cathy Langis seconded the motion. CARRIED.

6.4 Talk 2 Me Johnny Memorial Fund Sponsorship Request

Motion 8

Holly Foster made a motion - Be it resolved that the sponsorship request for the Talk 2 Me Johnny Memorial be denied in accordance with the Township donation policy, as it was not submitted in time for inclusion in the budget. Steve Miller seconded the motion. CARRIED.

6.5 2026 Mooretown Flags Golf Tourney - Donation Request

Motion 9

Holly Foster made a motion - Be it resolved that the Mooretown Flags Golf Tournament sponsorship request be denied in accordance with the Township donation policy, as it was not submitted in time for inclusion in the budget. Cathy Langis seconded the motion. CARRIED.

7. INFORMATION ITEMS

7.1 Building Permit Comparison - March 2026

7.2 Thames-Sydenham Source Water Protection Area - Annual Report 2025

Motion 10

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

7.1 - Building Permit Comparison - March 2026

7.2 - Thames-Sydenham Source Water Protection Area - Annual Report 2025

Bill Myers seconded the motion. CARRIED.

8. REPORTS OF COMMITTEES AND STAFF

8.1 Treasurer Report - Vendor Invoices & RBC VISA Charges

Motion 11

Cathy Langis made a motion - Be it resolved that the Vendor Invoices and RBC VISA Charges report submitted by Treasurer George Lozon, be received and the included invoices be approved for the period of March 29, 2026, to April 25, 2026, totaling \$9,112,236.48; and RBC Visa charges for the period March 17, 2026, to April 15, 2026, totaling \$32,990.18. Holly Foster seconded the motion. CARRIED.

8.2 Deputy Clerk Report - Deeming By-Law Request - 3865 & 3867 - St Clair Parkway

Motion 12

Steve Miller made a motion - Be it resolved that the Deeming By-law Request- 3865 & 3867 St. Clair Parkway report submitted by Deputy Clerk/Coordinator of Planning Carlie McClemens be received, and that By-law 25 of 2026, being a by-law to deem Lots 6 to 7, Plan 29, be considered for approval. Bill Myers seconded the motion. CARRIED.

8.3 Director of Emergency Services / Fire Chief Report - Monthly Fire Department Report - April 2026

Motion 13

Cathy Langis made a motion - Be it resolved that the Monthly Fire Department Report for April 2026 submitted by Director of Emergency Services / Fire Chief Richard Boyes be received as information.

Brad Langstaff seconded the motion. CARRIED.

- 8.4 Coordinator of Engineering Report** - Lambton Line CIP Recycling with Expanded Asphalt Mix – Tender Results

Motion 14

Cathy Langis made a motion Be it resolved that the Lambton Line CIP Recycling with Expanded Asphalt Mix – Tender Results report submitted by Coordinator of Engineering Andrew Malpass be received and that the tender submitted by GIP Paving Inc. in the amount of \$1,528,200.00 plus HST be accepted and the Mayor and Clerk be authorized to sign the contract and other related documents. Brad Langstaff seconded the motion. CARRIED.

- 8.5 Director of Community Services Report** - May Information

Motion 15

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

- 8.6 Director of Community Services Report** - Master Plan

Motion 16

Holly Foster made a motion - Be it resolved that the Community Services Master Plan report submitted by Director of Community Services Kendall Lindsay be received and that the preparation of a proposal for consulting services regarding the Community Services Master Plan be deferred for consideration as a 2027 Capital Budget item. Steve Miller seconded the motion. CARRIED.

- 8.7 Coordinator of Parks and Recreation Report** - Moore Sports Complex Advertising

Motion 17

Holly Foster made a motion - Be it resolved that the Moore Sports Complex Advertising report submitted by Coordinator of Parks and Recreation Sue Knight be received, and that Option #2, to implement a formal revenue-sharing agreement be approved. Pat Brown seconded the motion. CARRIED.

- 8.8 Director of Community Services Report** - Office Space

Motion 18

Cathy Langis made a motion - Be it resolved that the Office Space report submitted by Director of Community Services, Kendall Lindsay, be received and that Option #2, to transform the upstairs space at the Emergency Services Building into office space for Township staff, be approved, with funding to be determined at a later date. Holly Foster seconded the motion. CARRIED.

9. BY-LAWS

- 9.1 By-Law 25 of 2026** - Deeming By-Law - 3865 & 3867 St Clair Parkway - Gillier
- 9.2 By-Law 26 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 and that the Mayor and Clerk be authorized to execute the by-laws and any agreements thereto.

9.1 - By-Law 25 of 2026 - Deeming By-Law - 3865 & 3867 St Clair Parkway - Gillier

9.2 - By-Law 26 of 2026 - Confirming By-Law Holly Foster seconded the motion. CARRIED.

10. COUNCILLORS' REPORTS

COUNCILLOR BROWN

Councillor Brown attended the Mayor's Honour Roll dinner; and the Township Staff Service Awards.

COUNCILLOR FOSTER

Councillor Foster attended the Mayor's Honour Roll dinner; and the Township service awards; the DigSafe flag raising; a Nuclear Waste seminar facilitated by OSUM; a seminar where the John Mascarini spoke in opposition to Strong Mayor Powers; and asked staff to look into retaining a third party to seek and apply for grants for our capital projects, specifically for shoreline protection.

COUNCILLOR LANGIS

Councillor Langis attended the Committee of Adjustment meeting; the Fight Fraud presentation; and asked staff to look into potential locations for parking of school buses that will keep them out of residential neighbourhoods.

COUNCILLOR LANGSTAFF

Councillor Langstaff encouraged residents to get to McDonald's on Wednesday to support McHappy Days and attended the Sombra Museum meeting; the Mayor's Honour Roll Dinner; the Township service awards and the Wilkesport Hall Annual General Meeting.

Councillor Langstaff asked that the ball diamond in Wilkesport be re-named to honour Ryan Duffy. It was on that diamond that Ryan Duffy's talent was discovered; it was Wilkesport where the suits started to show up to watch Ryan Duffy flourish. Ryan's major league journey started in Wilkesport and has been followed by a commitment of almost 25 years to our Public Works department. One board member made mention that Ryan Duffy is the brightest star to come out of Wilkesport. Councillor Langstaff made a motion to name the diamond to honour the commitment and career of Ryan Duffy.

Motion 20

Brad Langstaff made a motion - Be it resolved that the ball diamond in Wilkesport be named in honour of Ryan Duffy, and be it further resolved that Heritage St. Clair be directed to develop a draft policy for how Township Parks and facilities can be named in honour of the achievements of some of its residents including identifying who can be considered; where their names would be displayed; and what types of properties and facilities can be subject to this policy. Bill Myers seconded the motion. CARRIED

COUNCILLOR MYERS

Councillor Myers attended the DigSafe flag raising; the Mayor's Honour Roll Dinner; and asked staff to provide three portable washrooms to the Wilkesport Hall property to be used as part of the Family Fun Day scheduled for June 13.

DEPUTY MAYOR MILLER

Deputy Mayor Miller attended the DigSafe flag raising; the Mayor's Honour Roll dinner; the Township Service awards; and the Committee of Adjustment meeting.

MAYOR AGAR

Mayor Agar attended the OPP Board meeting; the CLCDC meeting over the Research Park; the DigSafe flag raising; the Mayor's Honour Roll Dinner; the Township Service Awards; the Girl Guides 100th Anniversary; the Wilkesport Hall Annual General Meeting; and the LAWSS meeting.

Mayor Agar closed his report by asking staff to consider the installation of a left-turn lane heading northbound on Lyndoch Street at Tim Horton's.

11. UPCOMING MEETINGS

- 11.1 Regular Meeting - Session 9 - May 19, 2026 at 6:00 pm
- 11.2 Regular Meeting - Session 10 - June 1, 2026 at 3:00 pm
- 11.3 Regular Meeting - Session 11 - June 15, 2026 at 6:00 pm

12. ADJOURNMENT

- 12.1 The meeting was adjourned at 4:10 pm.

Motion 21

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

Mayor - Jeff Agar

Clerk - Jeff Baranek

