



# Township of St. Clair

## Minutes

Regular Council Meeting

Tuesday, May 20, 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 - May 5, 2025  
[DRAFT Regular Council - 05 May 2025 - Minutes](#)

4.2. Minutes of Township Committees:  
[Moore Museum Advisory Committee - April 2025 - Minutes](#)  
[Sombra Museum Board - April 2025 - Minutes](#)  
[St. Clair River Trail Committee - March 2025 - Minutes](#)

### 5. DELEGATIONS/PRESENTATIONS

5.1. **6:10 pm - Draft Plan Approval - Indian Road Subdivision**  
[38T-25001 - Waterwalk - Public Meeting Agenda - Package](#)

5.2. **6:30 pm - Lambton Generating Station Redevelopment - Risa MacDonald and Chris Penny**  
[Atura Power -Riverside Generating Station](#)

### 6. CORRESPONDENCE ITEMS

6.1. Special Olympics Sarnia - Waived Rental Fee Request  
[Special Olympics Sarnia - Donation Request](#)

6.2. OPP Request for Improved Pedestrian Crossing  
[OPP Request for Improved Pedestrian Crossing](#)

### 7. INFORMATION ITEMS

7.1. County of Lambton Council Highlights - May 7, 2025  
[County of Lambton Council Highlights - May 7, 2025](#)

7.2. Lambton Group OPP Detachment Board - Minutes  
[Lambton Group OPP Detachment Board - Minutes.msg](#)

7.3. Walpole Island First Nations - Letter Regarding Proposed Dresden Landfill Project  
[WIFN Letter regarding Proposed Dresden Landfill Project](#)

7.4. Letter from MMAH Minister Fleck - Protecting Ontario by Building Faster and Smarter Act - Bill 17  
[Letter from MMAH Minister Fleck - Protecting Ontario by Building Faster and Smarter Act - Bill 17](#)

## 8. REPORTS OF COMMITTEES AND STAFF

- 8.1. Senior Tax Clerk - Tax Write-offs May 2025  
[2025 Taxation Write Offs May 2025](#)
- 8.2. Coordinator of Engineering Report - Asphalt Trail Overlay Various Locations  
[Asphalt Trail Overlay Report](#)
- 8.3. Coordinator of Engineering Report - Burman Line Culvert Replacement  
[Burman Line Culvert](#)
- 8.4. Coordinator of Operations Report - Encroachment Agreement - Enbridge Brine Pipeline  
[Encroachment Agreement Report - Enbridge Brine Pipeline](#)
- 8.5. Coordinator of Operations Report - New Salt Shed in Wilkesport  
[Coord of Operations Works- New Salt Shed in Wilkesport](#)

## 9. NOTICES OF MOTION

- 9.1. **COUNCILLOR BILL MYERS** - Brigden Fair Canadian Armed Forces Flyby  
Be it resolved that the Township of St Clair supports a flyby by Canadian Armed Forces aircraft as low as 500 feet, for Brigden Fair's 175th Anniversary being held in Brigden Ontario on October 10, 2025.
- 9.2. **COUNCILLOR BILL MYERS** - Brigden Fair Canadian Armed Forces Helicopter Landing  
Be it resolved that the Township of St. Clair supports a helicopter landing by the Canadian Armed Forces, for Brigden Fair's 175th Anniversary being held in Brigden Ontario on October 10, 2025.

## 10. BY-LAWS

- 10.1. By-Law 17 of 2025 - Confirming  
[DRAFT B-L 17 of 2025 - Confirming](#)

## 11. COUNCILLORS' REPORTS

## 12. UPCOMING MEETINGS

- 12.1. Regular Meeting - Session 10 - June 2, 2025 at 3:00 pm
- 12.2. Regular Meeting - Session 11 - June 16, 2025 at 6:00 pm
- 12.3. Regular Meeting - Session 12 - July 14, 2025 at 3:00 pm

## 13. IN CAMERA SESSION

- 13.1. Section 239(2)(c) to consider an easement proposal
- 13.2. Section 239(2)(d) to consider labour relations related to a Township Department

## 14. ADJOURNMENT



# MINUTES

## Regular Council Meeting

6:00 PM - Tuesday, May 20, 2025  
Council Chambers

The Regular Council of the Township of St. Clair was called to order on Tuesday, May 20, 2025, at 6:00 PM, in the Council Chambers, with the following members present:

**PRESENT:** Councillor Bill Myers, Councillor Brad Langstaff, Councillor Cathy Langis, Mayor Jeff Agar, Councillor Pat Brown, and Deputy Mayor Steve Miller

**EXCUSED:** Councillor Holly Foster

### 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

3.1 Councillor Langstaff declared a Conflict of Interest on item 4.2 as his father's company is bidding on a job at the Moore Museum.

### 4. ADOPTION OF MINUTES

4.1 Regular Council Meeting - May 5, 2025

#### Motion 1

Steve Miller made a motion - Be it resolved that the minutes of the Regular Council Meeting held on May 5, 2025 be received and approved. Cathy Langis seconded the motion. CARRIED.

4.2 Minutes of Township Committees:

#### Motion 2

Pat Brown made a motion [Councillor Langstaff did not participate in this item as he declared a Conflict] Be it resolved that the minutes of the following committees be accepted and approved:

Moore Museum Advisory Committee - April 2025 - Minutes

Sombra Museum Board - April 2025 - Minutes

St. Clair River Trail Committee - March 2025 - Minutes Bill Myers seconded the motion. CARRIED.

## 5. DELEGATIONS/PRESENTATIONS

### 5.1 6:10 pm - Draft Plan Approval - Indian Road Subdivision

At the appointed time of 6:10 p.m., Chief Building Official, and Head of Planning for the County of Lambton Corrine Nauta declared open the public meeting to consider a Plan of Subdivision application 38T-25001 submitted by 782777 Ontario Inc. for property located south of the intersection of Indian Road and St. Clair Parkway, in Port Lambton.

The proposal would see the creation of 3 single detached residential units and 28 semi-detached units. The re-zoning for the subject lands to permit the proposed subdivision was originally denied by Township Council, but was appealed to the Ontario Land Tribunal (OLT) by applicant Murray Troup. The OLT overturned the denial by Council and directed the re-zoning which accommodates this proposal; further, the Order included detailed information including the sizing of lots and minimum setbacks.

Senior Planner Ian MacDougall summarized the application and the Order from the OLT which prescribed the lots; followed by the Applicant's Engineer Eric Greck who commented on the proposed sanitary and storm services. Once completed, Mrs. Nauta opened the floor up to Council and the public to submit any questions or concerns.

Councillor Langstaff confirmed with Mrs. Nauta that the prescribed sideyard setbacks would comply with the Ontario Building Code and asked that the Township Fire Chief submit any comments and concerns with access to rear yards. Councillor Langstaff also confirmed basements will be allowed despite the low elevation and flatness of the subject land, but was told backflow preventers will be required on new construction.

Chris Cadotte of 4770 Old River Road, asked why this development did not require a storm water management (SWM) pond when all the others in the area did. Mr. Greck advised the storm water from this development will outlet directly into a tributary of the St. Clair River and therefore does not require a SWM pond. Mr. Cadotte was advised by Township planning staff that if he wished to reduce setbacks from the Hubbard Drain on his private property; to mirror those prescribed for the new development, he could apply for a site specific exemption.

Sev Nappi of 4717 Indian Road confirmed with Mr. Greck that the design of the development will include retention for all new surface water generated by asphalt, concrete, roofs, etc. and Mr. Nappi confirmed this development will be designed to contain the 100 year storm event and that the plans will be reviewed by the Township.

Teresa Nappi of 4717 Indian Road submitted her concerns about the lack of a SWM pond noting the water levels in the St. Clair River continue to rise. Mrs. Nappi also confirmed with Mrs. Nauta that staff will be confirming both sanitary and storm infrastructure have available capacity to accommodate this development when it is fully established.

Seeing no other comments to be submitted either by Council or those in attendance, Corrine Nauta closed the public meeting and noted the County will now consider the merits of the application and make a decision. Mrs. Nauta asked anyone wishing to be notified of the decision to sign the provided sheet prior to leaving.

### 5.2 6:30 pm - Lambton Generating Station Redevelopment - Risa MacDonald and Chris Penny

At the appointed time of 6:30 p.m., Mayor Agar welcomed Risa MacDonald and Chris Penny to make their presentation on behalf of Atura Power.

Atura Power is a subsidiary of Ontario Power Generation (OPG) and will be submitting an application to build a Natural Gas Co-Gen plant on the former site of the Lambton Generating Station that would produce up to 500 MW to help offset the projected energy deficit Ontario will be facing in the coming years. The Independent Electricity System Operators (IESO) have provided an application intake on December 18, 2025 which Artura plans to submit this project which will be known as Riverside Generating Station, for a 20 year contract.

Councillors Langis and Brown confirmed that should this proposed development be approved by the IESO, it does not preclude additional energy production, or other developments, from being commissioned for the balance of the site; this proposal would only occupy up to 40 acres of the 1200 acre site.

Deputy Mayor Miller confirmed the only effluent being discharged to the river would be quality treated storm water, and would include no process water. Deputy Mayor Miller also asked how many full-time jobs would be created, but that type of detail has not yet been determined.

Seeing no other comments, Mayor Agar thanked them for the presentation and noted that a draft Municipal Support Resolution will be before Council for consideration at a subsequent meeting. Mayor Agar also noted there will be an information night held at the Parkway Golf Course on June 19 from 3-7 p.m.

Mayor Agar thanked Artura Power and OPG for their commitment to redeveloping the former site of the Lambton Generating Station noting the need for energy in Ontario, and emphasized his appreciation for an investment into the local economy by acknowledging the jobs this will create both directly and indirectly.

## **6. CORRESPONDENCE ITEMS**

### **6.1 Special Olympics Sarnia - Waived Rental Fee Request**

#### **Motion 3**

Cathy Langis made a motion - Be it resolved that Council accept the following items of correspondence as per Council's direction:

6.1 Special Olympics Sarnia - Waived Rental Fee Request

6.2 OPP Request for Improved Pedestrian Crossing Steve Miller seconded the motion. CARRIED.

#### **Motion 4**

Brad Langstaff made a motion - Be it resolved that the Township issue a grant in the amount equivalent to the rental fee for the soccer fields, pavillion, and washrooms at Corunna Athletic Park to help facilitate the Special Olympics Sarnia Soccer Tournament being held on July 26, 2025 Pat Brown seconded the motion. CARRIED.

### **6.2 OPP Request for Improved Pedestrian Crossing**

#### **Motion 5**

Steve Miller made a motion - Be it resolved that staff produce a report on the status of a crosswalk to be installed across St. Clair Parkway at Riverview School and identify options and estimated costing to install one in this location. Pat Brown seconded the motion. CARRIED.

## **7. INFORMATION ITEMS**

### **7.1 County of Lambton Council Highlights - May 7, 2025**

### **7.2 Lambton Group OPP Detachment Board - Minutes**

- 7.3 Walpole Island First Nations - Letter Regarding Proposed Dresden Landfill Project
- 7.4 Letter from MMAH Minister Fleck - Protecting Ontario by Building Faster and Smarter Act - Bill 17

**Motion 6**

Bill Myers made a motion - Be it resolved that the following items be received as information:

- 7.1 County of Lambton Council Highlights - May 7, 2025
- 7.2 Lambton Group OPP Detachment Board - Minutes
- 7.3 Walpole Island First Nations - Letter Regarding Proposed Dresden Landfill Project
- 7.4 Letter from MMAH Minister Fleck - Protecting Ontario by Building Faster and Smarter Act - Bill 17 Cathy Langis seconded the motion. CARRIED.

**8. REPORTS OF COMMITTEES AND STAFF**

- 8.1 Senior Tax Clerk - Tax Write-offs May 2025

**Motion 7**

Steve Miller made a motion - Be it resolved that the Taxation Write Offs 2024 report as submitted by Senior Tax Clerk Debbie Churchill, be received, 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". Cathy Langis seconded the motion. CARRIED.

- 8.2 Coordinator of Engineering Report - Asphalt Trail Overlay Various Locations

**Motion 8**

Pat Brown made a motion - Be it resolved that the Asphalt Trail Overlay report as submitted by Coordinator of Engineering Andrew Malpass be received as information and that the tender submitted by 1197245 Ontario Limited in the amount of \$102,519.23 plus HST be accepted and the Mayor and Clerk be authorized to sign the contract and other related documents. Bill Myers seconded the motion. CARRIED.

- 8.3 Coordinator of Engineering Report - Burman Line Culvert Replacement

**Motion 9**

Steve Miller made a motion - Be it resolved that the Burman Line Culvert Replacement – Tender Results report as submitted by Coordinator of Engineering Andrew Malpass be received as information and that the tender submitted by 2044970 Ontario Inc. (All Season Excavating) in the amount of \$107,500.00 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.

- 8.4 Coordinator of Operations Report - Encroachment Agreement - Enbridge Brine Pipeline

**Motion 10**

Steve Miller made a motion - Be it resolved that the Encroachment Agreement – Enbridge Brine Pipeline report as submitted by Coordinator of Operations David Neely be received, and that the Mayor and Clerk be authorized to sign the encroachment agreement and authorizing By-law. Bill Myers seconded the motion. CARRIED.

- 8.5 Coordinator of Operations Report - New Salt Shed in Wilkesport

### **Motion 11**

Cathy Langis made a motion - Be it resolved that the New Salt Shed in Wilkesport Operations Centre report as submitted by Coordinator of Operations David Neely be received, and that the cost overages be approved; and that all costs exceeding the \$425,000 budget be covered by re-allocating \$125,000 from the Heated Concrete Wash Pad (\$50,000) and Wilkesport Shop Improvements (\$75,000) which have been approved but not yet been utilized. Pat Brown seconded the motion. CARRIED.

## **9. NOTICES OF MOTION**

### **9.1 COUNCILLOR BILL MYERS - Brigden Fair Canadian Armed Forces Flyby**

#### **Motion 12**

Bill Myers made a motion - Be it resolved that the Township of St Clair supports a flyby by Canadian Armed Forces aircraft as low as 500 feet, for Brigden Fair's 175th Anniversary being held in Brigden Ontario on October 10-13, 2025. Pat Brown seconded the motion. CARRIED.

### **9.2 COUNCILLOR BILL MYERS - Brigden Fair Canadian Armed Forces Helicopter Landing**

#### **Motion 13**

Bill Myers made a motion - Be it resolved that the Township of St. Clair supports a helicopter landing by the Canadian Armed Forces, for Brigden Fair's 175th Anniversary being held in Brigden Ontario on October 10-13, 2025. Brad Langstaff seconded the motion. CARRIED.

## **10. BY-LAWS**

### **10.1 By-Law 17 of 2025 - Confirming**

#### **Motion 14**

Cathy Langis made a motion - Be it resolved that By-Law 17 of 2025 receive all three readings and be thereby passed. Steve Miller seconded the motion. CARRIED.

## **11. COUNCILLORS' REPORTS**

### **COUNCILLOR BROWN**

Councillor Brown attended the Golf Committee meeting; and the Mooretown Campground Committee meeting.

Councillor Brown asked staff to trim saplings off the trees along Lyndoch Street and prioritize mowing the lawn at the Corunna Library; he also asked staff to sweep the parking lot at the Civic Centre in an effort to inject Township Pride. As such, Councillor Brown encouraged all residents and property owners to ensure their property is maintained and their grass is mowed.

### **COUNCILLOR LANGIS**

Councillor Langis attended the Committee of Adjustment conference in Blue Mountain.

### **COUNCILLOR LANGSTAFF**

Councillor Langstaff celebrated McHappy Day as he and his family will be forever indebted to the wonderful service provided by the Ronald McDonald House. Councillor Langstaff attended Mother's Day Brunch at the Brigden Fair Grounds and sends out his thoughts and prayers to past and present Township coworkers that are grieving the loss of Floyd Richie.

### **Motion 15**

Brad Langstaff made a motion – Be it resolved that the Township issue a letter to local MPP's Bob Bailey and Steve Pinsonneault objecting to Bill 17 *Protecting Ontario by Building Faster and Smarter Act*. Steve Miller seconded the motion. CARRIED

### **COUNCILLOR MYERS**

Councillor Myers attended the Wilkesport Hall meeting noting they are seeking quotes from contractors to make some improvements to the facility.

### **DEPUTY MAYOR MILLER**

Deputy Mayor Miller presented Council with an opportunity to sponsor the Move - A - Thon at St. Joseph's School in Corunna to raise funds to ensure all residents have access to programs and services provided by the YMCA.

### **Motion 16**

Steve Miller made a motion – Be it resolved that the Township sponsor the Move-A-Thon in the amount of \$200 to help provide access to programs and services offered by the YMCA to all Township residents and that it be funded by the Education and Environment Fund. Brad Langstaff seconded the motion. CARRIED

### **MAYOR AGAR**

Mayor Agar attended the County Council meeting; met with Community Relations representatives from Shell; attended the Open House to commemorate Pathway's 50th anniversary; attended the Alix Foundation meeting noting how many wonderful things they do for the community including two Township residents who were grant recipients.

Mayor Agar accepted a personal invitation from Minister Lecce to attend the announcement of the commissioning of the development of four Small Modular Reactors (SMR's) at the Darlington site; while there, he spoke with Minister Lecce and the Minister of Finance Peter Bethlenfalvy about the redevelopment of the former site of Lambton Generating Station.

Mayor Agar asked all developers to be responsible neighbours and ensure their sites are maintained to avoid long grass and weeds.

Mayor Agar closed his report by wishing Councillor Langstaff a Happy Birthday!

## **12. UPCOMING MEETINGS**

- 12.1 Regular Meeting - Session 10 - June 2, 2025 at 3:00 pm
- 12.2 Regular Meeting - Session 11 - June 16, 2025 at 6:00 pm
- 12.3 Regular Meeting - Session 12 - July 14, 2025 at 3:00 pm

## **13. IN CAMERA SESSION**

- 13.1 Section 239(2)(c) to consider an easement proposal
- 13.2 Section 239(2)(d) to consider labour relations related to a Township Department

### **Motion 17**

Pat Brown made a motion - Be it resolved that the meeting enter into an in-camera meeting to discuss the following:

13.1 Section 239(2)(c) to consider an easement proposal  
13.2 Section 239(2)(d) to consider labour relations related to a Township  
Department  
Cathy Langis seconded the motion. CARRIED.

**Rise and Report**

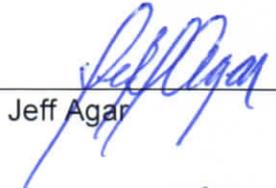
Clerk Jeff Baranek noted there was nothing to rise and report.

**14. ADJOURNMENT**

14.1 The meeting was adjourned at 7:45 pm.

**Motion 18**

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

  
\_\_\_\_\_  
Mayor - Jeff Agar

  
\_\_\_\_\_  
Clerk - Jeff Baranek

