



**Corporation of the Municipality of South Huron**  
**Minutes for the Regular Council Meeting**

**Monday, December 17, 2018, 6:00 p.m.**  
**Council Chambers - Olde Town Hall**

Members Present: George Finch, Mayor  
Jim Dietrich, Deputy Mayor  
Dianne Faubert, Councillor - Ward 1  
Marissa Vaughan, Councillor - Ward 1  
Aaron Neeb, Councillor - Ward 2  
Barb Willard, Councillor - Ward 2  
Ted Oke - Councillor - Ward 3

Staff Present: Sandy Becker, Director of Financial Services  
Don Giberson, Director of Operations and Infrastructure  
Jo-Anne Fields, Community Services Manager  
Scott Currie, Communications and Strategic Initiatives Officer  
Laurie Clapp, Administrative Assistant  
Rebekah Msuya-Collison, Clerk

Others Present: Sarah Smith, Huron County Planner

1. Meeting Called To Order

Mayor Finch called the meeting to order at 6:00 p.m.

2. Public Meeting

**Motion:** 537-2018

**Moved:** B. Willard

**Seconded:** D. Faubert

**That South Huron Council adjourn at 6:02 p.m. for the purpose of a Public Meeting pursuant to the Planning Act for a proposed zoning amendment.**

**Disposition: Carried**

Council reconvened Regular Council at 6:12 p.m.

3. Amendments to the Agenda, as Distributed and Approved by Council

Noted that items 7.7 and 7.8 request budget approval

Correction to Staff Report and corresponding resolution 8.3.2

Addition of Staff Reports 8.4.5, 8.4.6 and 8.4.7 and item 9.2

**Motion:** 538-2018

**Moved:** M. Vaughan

**Seconded:** T. Oke

**That South Huron Council approves the Agenda as amended.**

**Disposition: Carried**

4. Disclosure of Pecuniary Interest and the General Nature Thereof

None.

5. Delegations

5.1 South Huron Optimist Club - Project Update and Request

Rachel Skillen and Shannon Clarke presented on behalf of the Optimist Club a background of the Club and a review of the club's list of beneficiaries, highlights community involvement and the Splash Pad Accessible Washroom and Exeter Outdoor Pool project. They presented Council with a \$10,000 donation for the project. They outlined their plan to work with staff to come up with a feature or structure for the project in 2019 and requested an extension of the agreement with the Grand Bend Community Fund.

CAO D. Best clarified the partnership between the Grand Bend Community Fund, the South Huron Community Fund and partnerships with community groups. Rachel and Shannon took a moment to recognize Jo-Anne Fields and to thank her for her support and guidance.

**Motion:** 539-2018

**Moved:** J. Dietrich

**Seconded:** B. Willard

**That South Huron Council receives the delegation as presented from the South Huron Optimist Club by Rachel Skillen, President and Shannon Clarke, Vice-President.**

**Disposition: Carried**

5.2 Helen Coolman - Consent Application C48/2018

Helen Coolman outlined her concerns with Consent Application File #C38-2018 and gave a background history of the lot in question, including previous correspondences as noted in her presentation. Mayor Finch thanked her for the presentation.

**Motion:** 540-2018

**Moved:** A. Neeb

**Seconded:** J. Dietrich

**That South Huron Council receives the delegation as presented from Helen Coolman.**

**Disposition: Carried**

6. Minutes

6.1 Minutes of the Regular Council Meeting of November 19, 2018

6.2 Minutes of the Public Meeting of November 19, 2018

6.3 Minutes of the Court of Revision Meeting of November 19, 2018

**Motion:** 541-2018

**Moved:** A. Neeb

**Seconded:** D. Faubert

**That South Huron Council adopt the minutes of the Regular Council Meeting, Public Meeting and Court of Revision Meeting of November 19, 2018, as printed and circulated.**

**Disposition: Carried**

6.4 Minutes of the Inaugural Council Meeting of December 3, 2018

**Motion:** 542-2018

**Moved:** J. Dietrich

**Seconded:** T. Oke

**That South Huron Council adopt the minutes of the Inaugural Meeting of Council of December 3, 2018, as printed and circulated.**

**Disposition: Carried**

6.5 Minutes of the Committee of the Whole Meeting of December 10, 2018

6.6 Minutes of the Special Council Meeting of December 10, 2018

**Motion:** 543-2018

**Moved:** A. Neeb

**Seconded:** M. Vaughan

**That South Huron Council adopt the minutes of the Committee of the Whole and the Special Council Meeting of December 10, 2018, as printed and circulated.**

**Disposition: Carried**

7. Councillor Board and Committee Reports

7.1 Exeter Business Improvement Area - Minutes of October 9, 2018

7.2 Upper Thames River Conservation Authority - Minutes from October 23, 2018

7.3 Bluewater Recycling Association - Board Meeting Notes of November 15, 2018

7.4 Heritage Advisory Committee -Draft Minutes of November 14, 2018

7.5 Communities in Bloom - Draft Minutes of November 14, 2018

7.6 Community Hub Recreation Centre Project Steering Committee - Draft Minutes of November 27, 2018

7.7 Grand Bend Area Joint Sewage Board - 2019 Budget

7.8 Ausable Bayfield Conservation Area - Proposed 2019 Budget and Municipal Levies

Councillor Vaughan gave an outline of the joint budget with Lambton Shores and noted new efficiencies and challenges to the budget.

7.8.1 Cost Sharing for Maintenance of Water and Erosion Control Structures

**Motion:** 544-2018

**Moved:** A. Neeb

**Seconded:** B. Willard

**That the minutes and reports of the following committees and/or boards be received as presented to Council:**

- **Minutes of the Exeter Business Improvement Area of October 9, 2018**
- **Minutes of the Upper Thames River Conservation Authority of October 23, 2018**
- **Meeting Highlights of Bluewater Recycling Association meeting of November 15, 2018**
- **Draft Minutes of the Heritage Advisory Committee of November 14, 2018**
- **Draft Minutes of the Communities in Bloom of November 14, 2018**
- **Draft Minutes of the Community Hub Recreation Centre Project Steering Committee of November 27, 2018**
- **Grand Bend Area Joint Sewage Board 2019 Budget**
- **Ausable Bayfield Conservation Area Proposed 2019 Budget and Municipal Levies**

**Disposition: Carried**

**Motion: 545-2018**

**Moved: M. Vaughan**

**Seconded: D. Faubert**

**That South Huron Council approves the Grand Bend Sewage System 2019 Budget as created by Grand Bend Area Joint Sewage Board as presented.**

**Disposition: Carried**

**Motion: 546-2018**

**Moved: A. Neeb**

**Seconded: T. Oke**

**That South Huron Council approve the Ausable Bayfield Conservation Authority 2019 Budget and Municipal Levies as presented.**

**Disposition: Carried**

8. Staff Reports

8.1 Planning

8.1.1 S. Smith, Huron County Planner - Consent C78-2018 Zelinka Priamo (Canba Investments Inc.)

Huron County Planner S. Smith gave Council an overview of the consent process and noted that South Huron is a commenting agency with final approval at the County level.

**Motion:** 547-2018

**Moved:** A. Neeb

**Seconded:** T. Oke

**That South Huron Council recommends to Huron County Council that Consent for file C78-2018 be granted with conditions as set out in the Planner's report dated December 7, 2018.**

**Disposition: Carried**

8.1.2 S. Smith, Huron County Planner - Consent C83-2018 Johns

**Motion:** 548-2018

**Moved:** T. Oke

**Seconded:** J. Dietrich

**That South Huron Council recommends to Huron County Council that Consent for file C83-2018 be granted with conditions as set out in the Planner's report dated December 7, 2018.**

**Disposition: Carried**

8.2 Operations and Infrastructure

8.3 Financial Services

8.3.1 S. Becker, Director of Financial Services - 2018 Year End Funds Transfers

**Motion:** 549-2018

**Moved:** B. Willard

**Seconded:** A. Neeb

**That South Huron Council receives the report from S. Becker, Director of Financial Services/Treasurer re: 2018 Year End Funds Transfers; and**

**That South Huron Council authorizes the Treasurer to make the following financial adjustments at year end;**

- 1. That funds levied through the 2018 Capital and Operating Budgets approved by Council which are not spent as specified in the budget be transferred to the appropriate reserve;**
- 2. That accounting transfers of any 2018 year-end surplus or deficits in each budgeted department be transferred to or from reserves or reserve funds as part of the Treasurer's year end procedures;**
- 3. That where funds approved in the 2018 budget to be allocated from the reserve fund for projects that were not completed or projects where the cost was below the budgeted amount, that those funds be left in the reserve and not be transferred to the revenue fund;**
- 4. That the capital projects or project additions approved by Council subsequent to the passing of the 2018 Budget for which the source of financing was approved from the reserves or reserve funds, that those monies be transferred in the amount required to cover the 2018 expenditures.**
- 5. To physically transfer funds as required between the Reserve Fund, Trust Fund, and Operating bank accounts as part of the year end procedures.**

**Disposition: Carried**

**8.3.2 S. Becker, Director of Financial Services - 2018 Carry Forward Projects**

**Motion: 550-2018**

**Moved: M. Vaughan**

**Seconded: D. Faubert**

**That South Huron Council Receives the report from S. Becker, Director Financial Services/Treasurer re: 2018 Carry Forward Projects;**

And that South Huron Council authorizes that the following list of 2018 approved projects be carried forward to the 2019 fiscal year for completion and that the balance of the 2018 budget allowances for each of the respective projects be carried forward to the 2019 fiscal year;

1. Asset Management Program
2. Community Improvement Plan
3. Energy Management Plan
4. Mollard Line Forcemain Replacement
5. Bulk Water Station at 82 Nelson Street
6. Huron Park Water Tower Chlorine Disinfection System Upgrade
7. Mollard Line Surface Treatment
8. Port Blake Revitalization
9. Community Hub/Recreation Centre and Master Recreation Plan/Facility Review
10. Dashwood Community Centre Washroom Project
11. Exeter District Swimming Pool

**Disposition: Carried**

#### 8.4 Administration

##### 8.4.1 J. Fields, Community Services Manager - Exeter Cemetery Donation

**Motion:** 551-2018

**Moved:** T. Oke

**Seconded:** D. Faubert

**That South Huron Council receives the report from Jo-Anne Fields, Community Services Manager re: Exeter Cemetery Donation; and**

**That the donation of \$25,000 be placed into the Cemetery Capital Replacement Reserve; and**

**That the funds be used specifically for a project in consultation with the Noble Family to honour the memory and contribution of members of the Cole Family to our community as part of a master plan for the Exeter Cemetery.**



**Disposition: Carried**

8.4.2 R. Msuya-Collison, Clerk -2019 South Huron Council Meeting and Holiday Schedule

The Clerk confirmed the July 15, 2019 regular meeting date.

**Motion:** 552-2018

**Moved:** J. Dietrich

**Seconded:** A. Neeb

**That South Huron Council receives the report from R. Msuya-Collison, Clerk re: 2019 Council Meeting and Holiday Schedule; and**

**That the 2019 Council Meeting and Holiday calendar be approved as presented.**

**Disposition: Carried**

8.4.3 R. Msuya-Collison, Clerk - Request for Drainage Improvement

**Motion:** 553-2018

**Moved:** T. Oke

**Seconded:** M. Vaughan

**That South Huron Council receives the report from R. Msuya-Collison, Clerk re: Requests for Drain Improvement under Section 78 of the Drainage Act; and**

**That South Huron Council hereby appoints William J. Dietrich, P. Eng., from Dietrich Engineering Ltd. as the Municipal Drainage Engineer to prepare a report for Drain Improvement.**

**Disposition: Carried**

8.4.4 D. Best, Chief Administrative Officer - Cannabis Legalization

CAO Best outlined that since his report was written the Province has introduced a lottery for privately run recreational cannabis stores.

**Motion:** 554-2018

**Moved:** B. Willard

**Seconded:** A. Neeb

**That the report of D. Best, Chief Administrative Officer regarding cannabis legalization be received.**

**Disposition: Carried**

- 8.4.5 D. Best, Chief Administrative Officer - MOU Template for Community Groups

**Motion:** 555-2018

**Moved:** T. Oke

**Seconded:** D. Faubert

**That the report of D. Best with respect to an Memorandum of Understanding (MOU) template for Community Groups be received; and**

**That an MOU with the Thames Road Elimville Community Park Committee be drafted and forwarded to a subsequent Council meeting for consideration.**

**Disposition: Carried**

- 8.4.6 D. Best, Chief Administrative Officer - Fundraising Feasibility Study RFP Results

**Motion:** 556-2018

**Moved:** T. Oke

**Seconded:** A. Neeb

**That the report of D. Best, Chief Administrative Officer dated December 17, 2018 regarding the Fundraising Feasibility Study for the Community Hub/Recreation Centre Request for Proposal (RFP) results be received; and**

**That Council authorize the award of RFP-009-2018 to Campaign Coaches in the amount of \$30,000 plus HST to proceed with the Fundraising Feasibility Study for the Community Hub/Recreation Centre.**

**Disposition: Carried**

8.4.7 D. Best, Chief Administrative Officer - 207 Main Street North Site Plan Introduction

**Motion:** 557-2018

**Moved:** T. Oke

**Seconded:** D. Faubert

**That the report of D. Best, Chief Administrative Officer dated December 17, 2018 regarding the 207 Main Street Site Plan Introduction be received; and**

**That Council approve the Site Plan (as may be modified) submitted to the Municipality subject to the following conditions:**

- **That the owner enters into a Site Plan Agreement that is to the satisfaction of the Municipality of South Huron**
- **Storm water management design that meets South Huron engineering standards**
- **Confirmation that the existing lots can be merged into one separately conveyable parcel of land**
- **Confirmation of concurrence with County of Huron requirements related to traffic impacts as identified through the Traffic Impact Study being conducted by the County of Huron**
- **And that these conditions are among other things that need to be addressed through the Site Plan Agreement process**

**Disposition: Carried**

9. Deferred Business

9.1 Notice of Motion

**Motion:** 508-2018

**Moved:** D. Frayne

**Seconded:** C. Hebert

**Be it resolved that the Municipality of South Huron demand that the MPAC Corporation change their methods of enumerating to include all residents of land lease properties such as town homes, condos, apartments and housing in which the residents do not pay property taxes directly to the Municipality; and**

**That this resolution be forwarded to AMO, MPAC, Ministry of Municipal Affairs and Housing and County of Huron."**

**Disposition: Defeated**

9.2 Set Committee of the Whole Dates

**Motion: 558-2018**

**Moved: T. Oke**

**Seconded: A. Neeb**

**That South Huron set a Committee of the Whole meeting with regard to Committees of Council.**

**Disposition: Carried**

10. Notices of Motion

10.1 Notice of Motion - Mollard Line Culvert

**Motion: 559-2018**

**Moved: M. Vaughan**

**Seconded: J. Dietrich**

**That the Mollard Line Culvert Project be included in the 2019 capital budget for an upset limit of \$505,000 exclusive of HST; and**

**That Council authorizes the project to proceed prior to the adoption of the 2019 budget.**

**Disposition: Carried**

10.2 Notice of Motion - CAO Annual Performance Review

**Motion: 560-2018**

**Moved: M. Vaughan**

**"Whereas it is a requirement that Council conduct an annual performance review of South Huron's CAO, Dan Best and**

**That this performance review will be the basis for determining the annual compensation of the CAO, and**

**That Council strike a committee consisting of Councillor Oke, Councillor Vaughan, and Mayor Finch for the purposes of completing this review, and**

**That the Committee present the results of said review, along with a recommendation for the CAO's annual compensation at a meeting of Council in January, 2019."**

### 10.3 Cannabis Option

**Motion:** 561-2018

**Moved:** J. Dietrich

**That South Huron staff be directed to take the necessary steps to "opt out" of having retail cannabis stores in South Huron.**

## 11. Mayor & Councillor Comments and Announcements

## 12. Communications

12.1 Ministry of Environment - 2017-2018 Chief Drinking Water Inspector Annual Report

12.2 Ministry of Finance - Ontario Cannabis Legalization Implementation Fund (OCLIF)

12.3 Ministry of Municipal Affairs and Housing - MOU Commitment to Consult

12.4 Ministry of Municipal Affairs and Housing - Municipal Reporting Burden

12.5 AMO - Cannabis Policy Statement

12.6 AMO - New Environment Plan for Consultation

12.7 AMO - Welcome Fire News

12.8 OGRA - Call for Nominations

12.9 OGRA 2019 Conference - Municipal Delegation Request

Council directed item brought back to January 7 2018 meeting for discussion.

12.10 ROMA - Notice of Call for Nominations

12.11 Ausable Bayfield Conservation Authority - Draft Shoreline Management Plan

Council directed to Committee of the Whole for further discussion.

12.12 Huron County - Agricultural Small Holding Properties (AG4) and Limit on Livestock

12.13 Huron County - Cannabis Legalization and Municipal Impact

12.14 Huron County - One-Third Tax Exemption

Council directed Administration to prepare report.

12.15 Huron County - Smoke-free Ontario Act

12.16 Darlene McKaig - Committee resignation letter

Council direction to send letter of appreciation.

12.17 Bach Music Festival - November 12, 2018 Board of Directors meeting

12.18 South Huron Community Choir - 2018 Community Grant Update

12.19 Big Brothers Big Sisters - Community Grant Update

12.20 Jessica's House Governance and Operation Board - Request - Exemption Noise By-Law

**Motion:** 562-2018

**Moved:** J. Dietrich

**Seconded:** T. Oke

**That South Huron Council grant an exemption from Noise By-Law 30-2016 for the Jessica's House Foundation 2nd Annual Jessica's House Music Weekend event on Saturday July 6, 2019 up to 1:00 a.m., July 7, 2019 to be held at South Huron Recreation Centre.**

**Disposition: Carried**

12.21 Martin Koolen- Request- Minor Variance Application Refund

Council directed Administration respond to request.

12.22 St. John Ambulance - Request - Donation

12.23 Exeter Curling Club - Invitation - Bonspiel

**Motion:** 563-2018

**Moved:** T. Oke

**Seconded:** M. Vaughan

**That South Huron Council sponsor a team for the Exeter Curling Club Bonspiel to be held on January 5, 2019.**

**Disposition: Carried**

12.24 Cassie Lovie - Mollard Line

Council directed Administration respond to correspondence.

12.25 Pat Orriss - Housekeeping Amendment - South Huron Zoning By-Law #69-2018

12.26 Tony Jackson, Upper Thames River Conservation Authority Representation - Thank you

**Motion:** 564-2018

**Moved:** A. Neeb

**Seconded:** D. Faubert

**That South Huron Council receive communication items not otherwise dealt with.**

**Disposition: Carried**

13. Closed Session

14. Report from Closed Session

15. By-Laws

15.1 By-Law No. 100-2018 Housekeeping Lakeshore Rezoning

**Motion:** 565-2018

**Moved:** M. Vaughan

**Seconded:** B. Willard

**That the South Huron Council gives first, second and third and final reading to By-Law #100-2018, being a by-law to amend Zoning By-Law 69-2018 for the Municipality of South Huron.**

**Disposition: Carried**

15.2 By-Law No. 101-2018 - Appoint Fire Chief - Jeremy Becker

Mayor Finch presented Acting Fire Chief Jeff Musser his thanks on behalf of Council for Jeff's leadership during the transition between Fire

Chiefs. CAO Best gave a brief outline of the recruitment process and advised that Jeremy Becker has been recommended for the position of Fire Chief. Jeremy came forward and said that he looks forward to serving the municipality.

**Motion:** 566-2018

**Moved:** J. Dietrich

**Seconded:** D. Faubert

**That the South Huron Council gives first, second and third and final reading to By-Law #101-2018, being a by-law to appoint Jeremy Becker as Fire Chief for the Municipality of South Huron.**

**Disposition: Carried**

16. Confirming By-Law

16.1 By-Law No. 102-2018 – Confirming By-Law

**Motion:** 567-2018

**Moved:** T. Oke

**Seconded:** M. Vaughan

**That the South Huron Council gives first, second and third and final reading to By-Law #102-2018, being a by-law to confirm matters addressed at the December 17, 2018 Council meeting.**

**Disposition: Carried**

17. Adjournment

**Motion:** 568-2018

**Moved:** B. Willard

**Seconded:** A. Neeb

**That South Huron Council hereby adjourns at 7: 48 p.m., to meet again on January 7, 2019 at 6:00 p.m. or at the Call of the Chair.**

**Disposition: Carried**

---

George Finch, Mayor

---

Rebekah Msuya-Collison, Clerk