



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

Monday, June 15, 2020, 6:00 p.m.
Remote Electronic Meeting South Huron Council Chambers
Live Video Feed - <https://www.facebook.com/SouthHuron/>

- 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
- Dan Best, Chief Administrative Officer/Deputy Clerk
 Sandy Becker, Director of Financial Services
 Don Giberson, Director of Infrastructure and Development
 Megan Goss, Public Works Manager
 Rachel Anstett, Human Resources Coordinator
 Alex Wolfe, Deputy Clerk
 Justin Finkbeiner, Administrative Assistant
 Rebekah Msuya-Collison, Director of Legislative Services/Clerk
- Others Present: Craig Metzger, Senior Planner
 Elise Dostal, Delegate
 Brandon Vanderwel and Destiny Duncan, Delegates

1. Meeting Called To Order

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

6:03 p.m. Councillor Neeb's camera turned on.

2. Public Meeting

Motion: 230-2020

Moved: D. Faubert

Seconded: B. Willard

That South Huron Council adjourn at 6:03 p.m. for the purpose of a Public Meeting pursuant to the Planning Act for a proposed zoning amendments.

Disposition: Carried (7 to 0)

6:16 p.m. Public Meeting closed and Regular Council Meeting resumed.

6:17 p.m. Planner Metzger left the meeting.

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

Motion: 231-2020

Moved: T. Oke

Seconded: M. Vaughan

That South Huron Council approves the Agenda as amended.

Disposition: Carried (7-0)

4. Disclosure of Pecuniary Interest and the General Nature Thereof

None.

6:18 pm Ms. Dostal joined the meeting.

5. Delegations

5.1 Service Line Warranty Program - Service Line Warranties of Canada

Ms. Dostal presented Council an overview of the Service Line Warranty Program. She noted that homeowners are responsible for the repair or replacement of their utility service lines however most people are unaware of this responsibility that may not be covered under standard homeowner's insurance policy. Ms. Dostal noted that Service Line Warranties of Canada has partnered with North Huron and Central Huron with this program. M. Dostal noted this program is not insurance and is a warranty service plan.

Council noted that this item will be brought forward at next meeting.

Motion: 232-2020

Moved: B. Willard

Seconded: A. Neeb

That South Huron Council receives the delegation on the Service Line Warranty Program as presented by Elise Dostal of Service Line Warranties of Canada.

Disposition: Carried (7-0)

6:33 p.m. Ms. Dostal left the meeting.

6:33 p.m. Ms. Duncan and Mr. Vanderwel joined the meeting

5.2 Request for Exotic Animal Bylaw Exemption - Brandon Vanderwel & Destiny Duncan

Ms. Duncan noted as part of their delegation they submitted a large amount of information for Council review. Council asked whether the cats would react to being next door to the racetrack and whether there was a residence at the site. Ms. Duncan responded that they may consider putting the cats inside the enclosure certain times during louder events and that to their understanding there is a home but that due to COVID restrictions they haven't been able to have access.

Council asked if there was any intention to expand, whether there would be breeding and safety measures for those on site. Mr. Vanderwel noted that they are not planning on increasing cat population by adoption or any other means at this time but that may change. Mr. Vanderwel noted that there will be no employees, only volunteers and their intention is that a sole individual will be on site at all times as well as themselves when they are able. Ms. Duncan added that they are not interested in business or profit but just for place to safely house the cats. Mr. Vanderwel outlined proposed emergency measures and noted that they have an offer to purchase on the proposed location.

Motion: 233-2020

Moved: B. Willard

Seconded: A. Neeb

That South Huron Council receives the delegation on Request for an Exotic Animal Bylaw Exemption as presented by Brandon Vanderwel & Destiny Duncan.

Disposition: Carried (7-0)

6:50 p.m. Ms. Duncan and Mr. Vanderwel left the meeting.

6. Minutes

6.1 Minutes of the Regular Council Meeting of Monday, June 01, 2020

Motion: 234-2020

Moved: D. Faubert

Seconded: T. Oke

That South Huron Council adopts the minutes of the Regular Council Meeting of Monday, June 01, 2020, as printed and circulated.

Disposition: Carried (7-0)

7. Councillor Board and Committee Reports

7.1 Dashwood Community Advisory Committee - Meeting Status Update

7.2 South Huron Police Services Board - March 10, 2020 Minutes

Deputy Mayor Dietrich noted that the Police Services Board did meet electronically in June and will continue to meet regularly moving forward.

Motion: 235-2020

Moved: D. Faubert

Seconded: A. Neeb

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

- **Dashwood Community Advisory Committee - Meeting Status Update**
- **Minutes of the South Huron Police Services Board of March 10, 2020**

Disposition: Carried (7-0)

7.3 Exeter Rodeo Committee - June 02, 2020 draft Minutes

Council discussed the South Huron Rodeo reserve and noted Council could consider enhancements for 25th anniversary during budget as they will have more information at that time. Director Becker noted that revenues are based on admission and sponsors and with no revenue

coming in, the funds will remain in reserves. Deputy Mayor Dietrich noted there may be small events this year but nothing has been finalized.

Mayor Finch noted that staff was preparing a media release with respect to the 2020/2021 Rodeo with Deputy Mayor Dietrich.

Motion: 236-2020

Moved: J. Dietrich

Seconded: A. Neeb

That the draft minutes of the Exeter Rodeo Committee of June 2, 2020 be received as presented to Council; and

That South Huron Council accept the recommendation of the Exeter Rodeo Committee to cancel the Exeter Ram Rodeo 2020 due to the COVID19 pandemic and to begin planning for the 25th Anniversary Rodeo in 2021.

Disposition: Carried (7-0)

8. Staff Reports

8.1 Planning

8.2 Community Services

8.3 Operations, Infrastructure and Development

8.3.1 D. Giberson, Director of Infrastructure & Development - SCADA Integration Procurement Authorization

Director Becker noted that the actual project cost cannot legally be divulged however it was within the procurement threshold of \$25,000 to \$50,000.

Motion: 237-2020

Moved: A. Neeb

Seconded: M. Vaughan

That South Huron Council receive the report from D. Giberson, Director of Infrastructure & Development RE: SCADA Integration Procurement Authorization; and

That South Huron Council approve the single source purchasing procurement method for SCADA integration; and

That South Huron Council authorize Staff to enter into a contract with Eramosa to perform the SCADA integration at the Snider Crescent Sewage Pumping Station, as accommodated in the 2020 Capital Budget for that project.

Disposition: Carried (7-0)

8.3.2 M. Goss, Public Works Manager - Tennis Courts

CAO Best noted that staff will have process mapped out and ready to be presented to Council at the July meeting in the event Council decides to proceed a multi-use facility.

Motion: 238-2020

Moved: A. Neeb

Seconded: M. Vaughan

That South Huron Council receives the report of M. Goss regarding the South Huron tennis courts in Exeter and;

That South Huron Council close the tennis courts and;

That South Huron Council authorize staff to dismantle the courts.

Disposition: Carried (7-0)

Motion: 239-2020

Moved: B. Willard

Seconded: T. Oke

That South Huron Council direct a staff report back to the July 13th Council meeting with potential options to move forward with a multi-use facility that outlines facility assessment done last year.

Disposition: Carried (7-0)

8.4 General Government Services

8.4.1 R. Anstett, Human Resources Coordinator - Annual Policy Review: Violence and Harassment in the Workplace Policy and the Corporate Health and Safety Policy

Motion: 240-2020

Moved: A. Neeb

Seconded: T. Oke

That South Huron Council receives the report from Rachel Anstett, Human Resources Coordinator regarding the annual review of the Violence and Harassment in the Workplace Policy statement and the Corporate Health and Safety Policy statement; and

That South Huron Council adopts the Violence and Harassment in the Workplace Policy and the Corporate Health and Safety Policy statement.

Disposition: Carried (7-0)

7:14 p.m. Human Resources Coordinator Anstett left the meeting

- 8.4.2 R. Msuya-Collison, Director of Legislative Services/Clerk - Appoint Court of Revision - McDougall Municipal Drain 2020

Motion: 241-2020

Moved: A. Neeb

Seconded: D. Faubert

That South Huron Council receives the report re: Appoint Court of Revision – McDougall Municipal Drain 2020; and

That South Huron Council hereby appoints the following two members Councillor Oke and Deputy Mayor Dietrich to the Court of Revision for the above Municipal Drain to be held on July 13, 2020 at 5:00 p.m.

Disposition: Carried (7-0)

- 8.4.3 R. Msuya-Collison, Director of Legislative Services/Clerk - Plain Language Summary - Enbridge Gas Inc. - Notice and Application

Council asked for clarification on surcharge for subdivisions and commercial properties. The Clerk noted that the surcharge is meant for main extension projects where otherwise all who wished to be a part of the project would have to pay or split costs up front. This could include projects where an industry is not on the natural gas system currently (is on propane or another source) and wanted

to connect and depends on the size of the industry though as a very large customer there may need to be a contract signed to commit to service. The Temporary Connection Surcharge is meant to ease the connection costs up front that sometimes make residents and industries unable to connect due to the size of the upfront cost.

Motion: 242-2020

Moved: J. Dietrich

Seconded: B. Willard

That the memo of R. Msuya-Collison, Director of Legislative Services/Clerk dated June 15, 2020 regarding plain language summary of Enbridge Gas Inc. application be received.

Disposition: Carried (7-0)

8.4.4 R. Msuya-Collison, Director of Legislative Services/Clerk -
Temporary Extension of Outdoor Patio Spaces

CAO Best noted that this extension applies to all liquor sales licensees such as licensed bars and restaurants.

Motion: 243-2020

Moved: A. Neeb

Seconded: J. Dietrich

That South Huron Council receives the report with respect to the Temporary Extension of Outdoor Patio Spaces during COVID-19; and

That the Clerk or designate is delegated authority to provide a letter of no objection to the applicant on behalf of the municipality during COVID-19 temporary extension period for requests to comply with applicable laws and municipal standards.

Disposition: Carried (7-0)

8.4.5 D. Best, Chief Administrative Officer/Deputy Clerk - Community Recovery Task Force Workplan

Motion: 244-2020

Moved: B. Willard

Seconded: D. Faubert

That the memo of D. Best, Chief Administrative Officer dated June 15, 2020 regarding the Community Recovery Task force be received; and

That Council receives and adopts the Summary Report and Workplan as presented; and

That Council acknowledges that the Workplan is a green document; and

That Staff will provide a regular update to Council including any amendments that may occur as a result of fluid environment related to COVID 19; and

That the contribution of the Task Force members is formally recognized by Council.

Disposition: Carried (7-0)

8.4.6 D. Best, Chief Administrative Officer/Deputy Clerk - Business and Economic Recovery Task Force

Motion: 245-2020

Moved: A. Neeb

Seconded: M. Vaughan

That the memo of D. Best, Chief Administrative Officer dated June 15, 2020 regarding the business and Economic Recovery Task force be received; and

That Council receives and adopts the Summary Report and Workplan as presented; and

That Council acknowledges that the Workplan is a green document; and

That Staff will provide a regular update to Council including any amendments that may occur as a result of the fluid environment related to COVID 19; and

That the contribution of the Task Force members is formally recognized by Council.

Disposition: Carried (7-0)

8.4.7 D. Best, Chief Administrative Officer/Deputy Clerk - Whalen Line Update

CAO Best provided an overview of the boundary agreement and advised Council that municipal staff have been in discussions with Huron County. He noted next steps include discussions between both lower and upper tiers and that at the present time the original agreement with Lucan-Biddulph remains in force. Staff will bring back a report with recommendations.

Motion: 246-2020

Moved: A. Neeb

Seconded: B. Willard

That the report of D. Best, Chief Administrative Officer dated June 15, 2020 regarding the Whalen Line Update be received.

Disposition: Carried (7-0)

8.4.8 D. Best, Chief Administrative Office/Deputy Clerk - Centralia Hall

Motion: 247-2020

Moved: B. Willard

Seconded: A. Neeb

That the memo of D. Best, Chief Administrative Officer dated June 15, 2020 regarding the Centralia Hall be received; and

That Staff be authorized to move forward with the tender call for the demolition of Centralia Hall; and

That the bell and and brick be salvaged (as much as possible) for the purposes of developing a monument on-site that commemorates the history of the building; and

That Council consider the method of determining the process to develop such a monument at a future Committee of the Whole meeting.

Disposition: Carried (7-0)

7:30 p.m. Manager Goss joined the meeting by audio only and left the meeting at 7:31 p.m.

8.4.9 S. Becker, Director of Financial Services/Treasurer - Capital Progress Report – May 2020

Manager Goss noted that the intent is to have surfacing tender out next week.

Motion: 248-2020

Moved: T. Oke

Seconded: M. Vaughan

That South Huron Council receives the report from S. Becker, Director of Financial Services re: 2020 Capital Progress Report – May 2020 for information.

Disposition: Carried (7-0)

8.4.10 R. Msuya-Collison, Director of Legislative Services/Clerk - Amendment to Taylor Subdivision - Owner's Final Grading Certificate - Occupancy Permit

Motion: 249-2020

Moved: A. Neeb

Seconded: M. Vaughan

That South Huron Council receive the memo from R. Msuya-Collison, Director of Legislative Services/Clerk re: Amendment to Subdivision Agreement for Stoneyridge Subdivision; and

That Council delete certain clauses in Section 6.4 (c) and delete clause 8.11 (e) that requires an Owner's Final Grading Certificate filed with the Municipal Chief Building Official prior to occupancy.

Disposition: Carried (7-0)

8.4.11 D. Best, Chief Administrative Officer/Deputy Clerk - South Huron Service Re-Design Strategy

Council discussed a subsequent meeting to provide input and hear specifics for town hall and facilities moving forward and this

discussion to be added to Special Council meeting set for June 22, 2020.

Motion: 250-2020

Moved: D. Faubert

Seconded: A. Neeb

That the memo of D. Best, Chief Administrative Officer dated June 15, 2020 outlining the South Huron Service Re-Design Strategy be received.

Disposition: Carried (7-0)

9. Deferred Business

10. Notices of Motion

10.1 Notice of Motion - Moved by: A. Neeb

Mayor Finch asked Councillor Neeb to confirm his motion as read. Councillor Neeb asked for an administrative amendment to delete the reference to the 2020 interim tax rate by-law and insert the current 2020 tax rate by-law with respect to the outstanding property tax accounts.

Motion: 220-2020 (as amended)

Moved: A. Neeb

Seconded: M. Vaughan

Whereas the Municipality of South Huron Council passed Resolution 142-2020 at the April 6, 2020 Council Meeting; and

Whereas the Resolution authorized the Treasurer to waive penalty charges, as specified in section 4 of the By-Law 6-2020, on outstanding property tax accounts, to June 5th, 2020; and waive penalty charges, as specified in section 3.4 of By-Law #66-2019, on outstanding utility accounts to June 5th, 2020.

Now Be It Resolved That the Municipality of South Huron Council authorizes the Treasurer to waive the following penalty charges as follows:

- **Penalty charges as specified in section 4 of the 2020 Tax Rate By-Law on outstanding property tax accounts, to September 30, 2020; and**

- **Penalty charges, as specified in section 3.4 of By-Law #66-2019, on outstanding utility accounts to September 30, 2020.**

Disposition: Carried (7-0)

10.2 Notice of Motion - Moved by: T. Oke

Mayor Finch asked Councillor Oke to confirm his motion as read and Councillor Oke confirmed.

Motion: 221-2020

Moved: T. Oke

Seconded: M. Vaughan

Whereas the County of Huron is the Consolidated Municipal Service Manager (CMSM) for all of Huron County; and

Whereas the County of Huron has sole jurisdiction respecting Social Services (Ontario Works, Housing, Children’s Services) as the Consolidated Municipal Service Manager; and

Whereas the Municipality of South Huron wishes to promote a continuum of housing options in South Huron to promote a “housing in place strategy”; and

Whereas Developers are willing to work with the Municipality of South Huron to provide a continuum of housing options if funding support is available; and

Whereas housing funding would need to be accessed through the County of Huron;

Now Be It Resolved That the Municipality of South Huron Council authorizes Staff to request County Housing Staff to attend a South Huron Council meeting; and

That County Housing Staff advise of what funding would be available to developers to assist the Municipality of South Huron to provide a continuum of housing options in South Huron and how the County Staff will support the same.

Disposition: Carried (7-0)

7:37 p.m. Director Giberson left the meeting.

7:38 p.m. Mayor Finch left the chair and Deputy Mayor Dietrich took the chair.

10.3 Notice of Motion - Moved by: G. Finch

Deputy Mayor Dietrich asked Mayor to confirm his motion as read and Mayor Finch concurred.

Council discussed whether this was an early adoption for budget item for 2021 as replacement is in budget for 2021/2022 as future budget item. CAO Best advised that it is not an early adoption but is providing the groundwork to see whether the project will be viable for 2021 and future years if needed. Council discussed legal obligations and early discussions with Municipality of Bluewater and Municipality of Lambton Shores.

Mayor Finch and Councillor Faubert agreed to amend the motion to include Municipality of Lambton Shores.

Motion: 222-2020 (as amended)

Moved: G. Finch

Seconded: D. Faubert

Whereas the Municipality of South Huron currently has a Fire Station located in Dashwood; and

Whereas the Dashwood Fire Station has no capacity for growth and has exceeded its lifecycle; and

Whereas the Municipality of South Huron has a responsibility to ensure the safety of its residents;

Now Be It Resolved That the Municipality of South Huron Council authorizes Staff to develop a plan to build a new Fire Station in Dashwood; and

That Staff also review the current Fire Agreement with Bluewater and Lambton Shores and report back with the best option for South Huron; and

That Staff report back to Council no later than September 30, 2020.

Disposition: Carried (7-0)

7:45 Mayor Finch resumed the chair.

11. Mayor & Councillor Comments and Announcements

Councillor Willard updated Council on most recent Lake Huron and Elgin Area Water Supply Board meeting in London and noted that they are moving on with repairs and updates of the facility.

Councillor Oke asked whether there was going to be any further announcements this week with respect to Phase 2 re-opening. CAO Best noted that there will be nothing new this week from a staff perspective and added that as Lambton Shores moves towards Phase 2 there will be an opportunity for staff to coordinate with Lambton Shores and OPP with respect to Port Blake. CAO Best noted that Elliott Park opened last Friday and repairs have been undertaken at the splash pad. He added that staff is exploring two port-a-potties and noted that town hall continues social distancing measures, rotation of staff and remote work.

Mayor Finch noted closure of OPP satellite office in Exeter as of June 29th and expressed need for OPP presence in Exeter and hopes something will happen with respect to an Extended Service Office (ESO).

12. Communications

Council requested the following Communication Items pulled: 12.7, 12.8, 12.10, 12.17.

12.1 Ministry of Municipal Affairs and Housing, Honourable Steve Clark - Reliable Broadband Access

12.2 Ministry of the Attorney General - Patio Extension Regulatory Change

12.3 Ontario Provincial Police - Recent Protest Activity

12.4 Ontario Provincial Police - Change in Security Check and Revenue Distribution Processes

12.5 Huron Manufacturing Association - Request for Input

12.6 Lambton Shores - Notice of Public Meeting

12.7 Eddington's of Exeter - Request - Temporary Patio Extension

CAO Best noted that the delegated responsibility will go through the Clerk.

12.8 Crabby Joe's - Request - Temporary Patio Extension and Event Fencing

CAO Best noted that the municipality may have need of the event fencing for re-opening.

12.9 M. McCarter - 66 Unit Residential and Commercial Building

12.10 D. Van Amerongen - Thank you - Liberation of the Netherlands

Mayor Finch thanked Ms. Van Amerongen for bringing this initiative to the attention of Council.

12.11 Town of Oakville - Resolution - AGCO and Patio Expansion for Restaurants

12.12 City of Brantford - Essentials Workers Day

12.13 Town of Fort Erie - Resolution - Essential Workers Day

12.14 Tay Township - Resolution - Great Lakes Water Level

12.15 Town of Puslinch - Resolution - Support for the Conservation Authorities

12.16 Township of Puslinch - Resolution - Farm Property Class Tax Rate Programme

12.17 C. Rudderham - Concerned About the Silence

Motion: 251-2020

Moved: J. Dietrich

Seconded: A. Neeb

That South Huron Council refer the correspondence item 12.17 to the Police Services Board for discussion and comment.

Disposition: Carried (7-0)

Motion: 252-2020

Moved: A. Neeb

Seconded: D. Faubert

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

Disposition: Carried (7-0)

13. Closed Session

14. Report From Closed Session

15. By-Laws

15.1 By-Law No. 33-2020 - Zoning By-Law Amendment - Eisenschink Z03-2020

Motion: 253-2020
Moved: A. Neeb
Seconded: T. Oke

That the South Huron Council gives first, second and third and final reading to By-Law #33-2020, being a by-law to amend By-Law #69-2018, being the Zoning By-Law for the Municipality of South Huron for lands known as Plan 376 Pt Lots 317 to 320 RP 22R151 Part 2, Exeter Ward, Municipality of South Huron.

Disposition: Carried (7-0)

- 15.2 By-Law No. 34-2020 - Zoning By-Law Amendment - Cabral & Baskin Z05-2020

Motion: 254-2020
Moved: M. Vaughan
Seconded: J. Dietrich

That the South Huron Council gives first, second and third and final reading to By-Law #34-2020, being a by-law to amend By-Law # 69-2018 of the Municipality of South Huron for lands known as Part Lot 40, South Boundary Concession, Stephen Ward, Municipality of South Huron.

Disposition: Carried (7-0)

- 15.3 By-Law No. 35-2020 - Approve Execution of Acknowledgement and Direction re Kirkton Landfill Compliance Certificate

Motion: 255-2020
Moved: T. Oke
Seconded: A. Neeb

That the South Huron Council gives first, second and third and final reading to By-Law #35-2020, being a by-law to authorize the Mayor and the Clerk to execute an Acknowledgement and Direction to register a Certificate of Requirement on title to the property known as the Kirkton Landfill (closed).

Disposition: Carried (7-0)

- 15.4 By-Law No. 36-2020 - Tax Rate By-Law

Motion: 256-2020
Moved: A. Neeb
Seconded: M. Vaughan

That the South Huron Council gives first, second and third and final reading to By-Law #36-2020, being a by-law to provide for the adoption of the 2020 tax rates and to further provide for penalty and interest in default of payment thereof.

Disposition: Carried (7-0)

8:06 p.m. Director Becker left the meeting.

15.5 By-Law No. 37-2020 - Amendment Stoneyridge Agreement (Occupancy)

Motion: 257-2020
Moved: J. Dietrich
Seconded: T. Oke

That the South Huron Council gives first, second and third and final reading to By-Law #37-2020, being a by-law to amend Subdivision Agreement between the Municipality of South Huron and 1068775 Ontario Limited (Taylor).

Disposition: Carried (7-0)

16. Confirming By-Law

16.1 By-Law No. 38-2020 – Confirming By-Law

Motion: 258-2020
Moved: M. Vaughan
Seconded: A. Neeb

That the South Huron Council gives first, second and third and final reading to By-Law #38-2020, being a by-law to confirm matters addressed at the June 15, 2020 Council meeting.

Disposition: Carried (7-0)

17. Adjournment

Motion: 259-2020
Moved: J. Dietrich
Seconded: D. Faubert

That South Huron Council hereby adjourns at 8:07 p.m., to meet again on July 13, 2020 at 6:00 p.m. or at the Call of the Chair.

Disposition: Carried (7-0)

George Finch, Mayor

Rebekah Msuya-Collison, Clerk