



Corporation of the Municipality of South Huron

Minutes for the Regular Council Meeting

Monday, February 1, 2021, 6:00 p.m.

Remote Electronic Meeting South Huron Council Chambers

Live Video Feed - <https://www.southhuron.ca/en/government/agendas-and-minutes.aspx>

- 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: Dan Best, Chief Administrative Officer/Deputy Clerk
Sandy Becker, Director of Financial Services
Don Giberson, Director of Infrastructure and Development
Jeremy Becker, Emergency Services Manager/Fire Chief
Alex Wolfe, Deputy Clerk
Julia Roberts, Deputy Treasurer
Shawn Young, Environmental Services Manager
Shane Timmermans, Acting Manager of Transportation
Justin Finkbeiner, Administrative Assistant
Rebekah Msuya-Collison, Director of Legislative Services/Clerk
- Others Present: Marlan Siren, Delegate

1. Meeting Called To Order

Mayor Finch called the meeting to order at 6:00 and Council completed roll call.

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

Addition of Correspondence item 11.21 and two Notice of Motions item 9.1 and 9.2.

Motion: 001-2021

Moved: D. Faubert

Seconded: B. Willard

That South Huron Council approves the Agenda as amended.

Disposition: Carried (7-0)

3. Disclosure of Pecuniary Interest and the General Nature Thereof

3.1 B. Willard - Bluewater Recycling Association - January 21, 2021 Board Meeting Notes

I, Barb Willard, hereby declare a pecuniary interest to Council Agenda Item No. 11.12, Item title: Bluewater Recycling Association, the general nature thereof being: Full time place of employment.

3.2 A. Neeb - By-Law No. 05-2021 - Zoning By-Law Amendment (Van Raay)

I, Aaron Neeb, hereby declare a pecuniary interest to Council Agenda Item No. 14.5, Item title: By-Law No. 05-2021 - Zoning By-Law Amendment (Van Raay), the general nature thereof being: subject property borders my family farm.

4. Delegations

4.1 M. Siren - Citizens Concerned About Development on the Golf Course in Grand Bend

6:04 p.m. Ms. Siren turned on her camera.

Marlan Siren provided Council a high-level overview of her submissions provided to Council on the agenda with respect to a proposed development in Grand Bend. She noted that this presentation is provided on behalf of a group of residents where the developer hopes to build a subdivision. She outlined talking points and concerns outlined in the submissions and provided Council with information on group research methods.

Motion: 002-2021

Moved: T. Oke

Seconded: D. Faubert

That South Huron Council receives the delegation from Citizens Concerned about Development on the Golf Course in Grand Bend as presented by Marlan Siren.

Disposition: Carried (7-0)

6:14 p.m. Ms. Siren turned off her camera.

5. Minutes

5.1 Minutes of the Regular Council Meeting of December 21, 2020

5.2 Minutes of the Public Council Meeting of January 18, 2021

Motion: 003-2021

Moved: M. Vaughan

Seconded: A. Neeb

That South Huron Council adopts the minutes of the Regular Council Meeting of December 21, 2020 and Public Council Meeting of January 18, 2021, as printed and circulated.

Disposition: Carried (7-0)

6. Councillor Board and Committee Reports

6.1 Set Committee of the Whole

Motion: 004-2021

Moved: T. Oke

Seconded: A. Neeb

That South Huron Council set the following Committee of the Whole meetings on the following Mondays: February 22 and March 22, 2021 at 4:00 p.m.

Disposition: Carried (7-0)

6.2 South Huron Police Services Board - December 08, 2020 Meeting Minutes

6.3 Exeter BIA - December 14, 2020 Meeting Agenda

6.4 Ausable Bayfield Conservation Authority - December 17, 2020 Board Meeting Agenda and Reports

6.5 Upper Thames River Conservation Authority - Meeting Agendas, and General Manager Retirement Announcement

Motion: 005-2021

Moved: T. Oke

Seconded: J. Dietrich

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

- **South Huron Police Services Board - December 08, 2020 Meeting Minutes**
- **Exeter BIA - December 14, 2020 Meeting Agenda**
- **Ausable Bayfield Conservation Authority - December 17, 2020 Board Meeting Agenda and Reports**
- **Upper Thames River Conservation Authority - Meeting Agendas, and General Manager Retirement Announcement**

Disposition: Carried (7-0)

7. Staff Reports

7.1 Planning

7.2 Community Services

7.3 Operations, Infrastructure and Development

7.3.1 D. Giberson, Director of Infrastructure and Development and S. Timmermans, Transportation Foreman Re - Tender Results for Replacement of Unit #67 with a Tandem Axel Plow

Motion: 006-2021

Moved: A. Neeb

Seconded: M. Vaughan

That South Huron Council receive the report from Don Giberson, Director of Infrastructure and Development and Shane Timmermans, “Acting” Manager of Transportation Services RE: Tender Results for Replacement of Unit #67 with a Tandem Axel Plow and;

That South Huron Council accept the tender received from the Carrier Truck Centres Inc. and authorize award of a contract for the supply of a Tandem Axel Plow in the amount of \$307,127.00 (plus HST).

Disposition: Carried (7-0)

- 7.3.2 D. Giberson, Director of Infrastructure and Development -
Engineering Services for Elimville Line Repairs to Structure #3034

Director Giberson noted these engineering services are included in the approved 2021 budget and he confirmed sufficient funds in the budget.

Motion: 007-2021

Moved: T. Oke

Seconded: D. Faubert

That South Huron Council receive the report from Don Giberson, Director of Infrastructure and Development RE: Engineering Services for Elimville Line Repairs to Structure #3034 AND;

That South Huron Council amend the B.M. Ross Engineering Services Agreement to add \$33,300 plus HST for professional services related to Elimville Line Repairs to Structure #3034.

Disposition: Carried (7-0)

- 7.3.3 D. Giberson, Director of Infrastructure and Development, and S. Young, Manager of Environmental Services - 2020 Annual Performance Assessment Summary Report for the Exeter Wastewater Treatment Facility

Director Giberson noted that winter discharge and the typical icing over of the lagoon currently causes some issues and noted that future operational changes will assist with improved results.

Motion: 008-2021

Moved: D. Faubert

Seconded: A. Neeb

That South Huron Council receive the report from Don Giberson, Director of Infrastructure and Development and Shawn Young, Manager of Environmental Services RE: 2020 Annual Performance Assessment Summary Report for the Exeter Wastewater Treatment Facility.

Disposition: Carried (7-0)

- 7.3.4 D. Giberson, Director of Infrastructure and Development, and S. Young, Manager of Environmental Services - Results of Annual DWQMS Annual Management Review

Councillor Neeb noted he attended the annual management review this year and said that it was an excellent learning experience. He highlighted for Council some of the improvements for the municipality from the implementation of Citywide system last April. Director Giberson noted that Manager Young presented the review this year.

Motion: 009-2021

Moved: A. Neeb

Seconded: B. Willard

That South Huron Council receives the report from Don Giberson, Director of Infrastructure and Development and Shawn Young, Manager of Environmental Services Re: Results of Annual DWQMS Annual Management Review.

Disposition: Carried (7-0)

- 7.3.5 D. Giberson, Director of Infrastructure and Development, and S. Young, Manager of Environmental Services - 2020 Mandatory reporting of Commercial and Industrial water consumption information to the MECP.

Motion: 010-2021

Moved: A. Neeb

Seconded: M. Vaughan

That South Huron Council receive the report from Don Giberson, Director of Infrastructure and Development Re: 2020 Mandatory reporting of Commercial and Industrial water consumption information to the MECP.

Disposition: Carried (7-0)

7.4 General Government Services

- 7.4.1 J. Becker, Emergency Services Manager / Fire Chief - 2020 Q4 Report

Motion: 011-2021

Moved: T. Oke

Seconded: A. Neeb

That Council receives the report of Jeremy Becker, Emergency Services Manager/Fire Chief regarding Q4 for information.

Disposition: Carried (7-0)

- 7.4.2 J. Roberts, Deputy Treasurer and S. Becker, Director of Financial Services - Procurement of Goods and Services Policy - Amendment to By-Law 33-2017

Motion: 012-2021

Moved: T. Oke

Seconded: A. Neeb

That South Huron Council receives the report of J. Roberts, Deputy Treasurer and S. Becker, Director of Financial Services/Treasurer Re: Procurement of Goods & Services Policy; and

That Council approve the Procurement of Goods & Services Policy as presented and authorize staff to prepare bylaw for adoption.

Disposition: Carried (7-0)

- 7.4.3 R. Msuya-Collison, Director of Legislative Services / Clerk - Accessibility Standard for Information and Communications - Website WCAG 2.0 Standard

Motion: 013-2021

Moved: T. Oke

Seconded: A. Neeb

That South Huron Council receives the report Re: Accessibility Standard for Information and Communications – Website WCAG 2.0 Standard; and

That South Huron Council approve the Website Accessibility Statement.

Disposition: Carried (7-0)

7.4.4 D. Best, Chief Administrative Officer - Ice Removal at Municipal Facilities

Council discussed the recommendation, the timing for the ice-removal at Stephen and Exeter arenas, implications from current lockdown, dressing rooms in Exeter and noted ice surface is larger in Exeter which provides more opportunity to play.

Motion: 014-2021

Moved: A. Neeb

Seconded: M. Vaughan

That the memo of D. Best, Chief Administrative Officer dated February 1, 2021 respecting the removal of the ice surfaces at municipal facilities be received; and

That Staff be authorized to begin the ice removal at Stephen Arena effective immediately; and

That if the Provincial “Stay at Home” order and Emergency Declaration extends beyond the February 11, 2021 date, the removal of the ice at the SHRC will be initiated.

Disposition: Carried (5-0)

8. Deferred Business

By-Law 02-2021, an agreement to authorize the bus stop access agreement, is provided for Council consideration as item 14.2. There was no action directed for the Ausable Bayfield Conservation Authority - Monitoring for Healthy Watersheds presentation.

9. Notices of Motion

Motion: 015-2021

Moved by: G. Finch

Whereas the Council undertook a Condition Assessment of existing recreation facility inventory, a Community Recreation Facility Needs Assessment and updated the 2009 Recreation Master Plan in 2019;and

Whereas Council has spent considerable time, effort and resources examining various scenarios to consider a facility that the municipality can financially afford and be able to meet overall objectives for all recreation users in the community; and

Whereas we have not heard back from the Ontario Government regarding our application submitted under the Investing in Canada Infrastructure Program – Community Culture and Recreation Stream (ICIP-CCR) submitted in accordance with program requirements in November 2019 as per Council Resolutions 480-2019 – 493-2019 inclusive;

Now therefore be it resolved that Council move forward with renovating the existing South Huron Recreation Centre with a focus on the following components:

That if we have not heard back from the Provincial Government by February 28, 2021 regarding the status of our application under the Investing in Canada Infrastructure Program – Community Culture and Recreation Stream (ICIP-CCR) that Resolutions 480-2019 – 493-2019 be repealed; and

The following renovation take place at the South Huron Recreation Centre beginning as soon as possible in 2021:

- Replacing 6 new dressing rooms (1000 sq. ft each);
- Officials Room and Storage Room (1000 sq. ft. each);
- Replace Dasher Board system and if possible convert the arena floor to 200 feet x 85 feet;
- AODA improvements to the existing washroom and provision of a LUL Lift
- Arena Floor, Piping be replaced;
- Epoxy on Roof – 10 year life extension and incorporated as part of regular maintenance;
- LED Lighting Upgrades
- Industrial Kitchen renovations
- Addition of a Single Gymnasium with walking track (Design Build) which would include
 - moveable divider wall
 - 2 dressing rooms

- Bleachers Pull-out
- Raised Walking Track; and

That the CAO be empowered prepare a building program report with costings, timeline; resource needs and construction schedule within 30 days of Council approval of this motion; and

That prior to Council authorization, this Notice of Motion be forwarded to the February 16, 2021 Council meeting with a recommendation to be placed on the February 22, 2021 Committee of the Whole for discussion

Motion: 016-2021

Moved by: G. Finch

Whereas the Council undertook a Condition Assessment of existing recreation facility inventory, a Community Recreation Facility Needs Assessment and updated the 2009 Recreation Master Plan in 2019; and

Whereas Council has spent considerable time, effort and resources examining various scenarios to consider a facility that the municipality can financially afford and be able to meet overall objectives for all recreation users in the community; and

That the Stephen Arena located at Huron Park remain open until one of the following occurs:

1. Renovations as approved by the current Council occur at the South Huron Recreation Centre; or
2. A catastrophic or health and safety failure at the facility; and

That no further capital contributions be made at the Stephen Arena to extend the life of the facility; and

That no operational expenditures occur at the Stephen Arena that exceed \$25,000 without prior Council authorization; and

That the CAO is directed to proceed with an appraisal of the Stephen Arena; and

That an Expression of Interest if an incorporated entity (private or non-profit) wishes to operate the Stephen Arena be developed that would do the following:

- the transfer of ownership of the Stephen Arena for the sole purposes of management of a recreation facility including an ice surface; and

That any agreement would require that if the facility was to no longer operate as a recreation centre with an ice surface, that unless otherwise approved by

Council, the facility would be transferred back to the Municipality, declared surplus and subject to the South Huron established procedures governing the sale of real property.

10. Mayor & Councillor Comments and Announcements

Councillor Vaughan provided Council with an update of the Lake Huron & Elgin Area Water Supply Systems steering committee meetings that she and CAO Best have attended in seeking recognition of the legal status for these water systems. She noted that over the next year the steering committee will be looking at a number of options and will be reporting back to Council and ultimately back to the boards.

Councillor Vaughan noted the Ausable Bayfield Conservation Authority proposed shoreline policy changes related to shore protection structures in regulated dynamic beach areas and that comments can be submitted on the proposed changes until Friday, March 5, 2021 and asked if South Huron could share to the public. CAO Best advised that the municipality will assist with circulating information.

Mayor Finch asked everyone to continue to be kind and to stay positive. He noted that the issue at the Exeter Villa has been resolved.

11. Communications

Council pulled the following communication items: 11.1, 11.6, 11.8, 11.9 and 11.13.

11.1 Statistics Canada - 2021 Census of Population

Motion: 017-2021

Moved: T. Oke

Seconded: A. Neeb

The Council of the Corporation of the Municipality of South Huron supports the 2021 Census, and encourages all residents to complete their census questionnaire online at www.census.gc.ca.

Disposition: Carried (7-0)

11.2 Minister of the Environment, Conservation and Parks - Minister's Annual Report on Drinking Water 2020 and 2019 Chief Drinking Water Inspector Annual Report

- 11.3 Ministry of Natural Resources - Proposed Regulation for Compressed Air Energy Storage in Reservoirs
- 11.4 Ministry of Transportation - Regulatory Amendments Relating to Off-Road Vehicles on Municipal Highways
- 11.5 Ministry of Agriculture, Food and Rural Affairs - Updates to Ontario Wildlife Damage Compensation Program
- 11.6 Association of Municipalities Ontario - Policy Update - Community Safety and Policing Grants, Broadband Investments in Northern Ontario
- 11.7 Forests Ontario/Forest Recovery Canada - Forests Ontario's 2021 Annual Conference, Growing Our Future
- 11.8 County of Huron - Guide- Huron County Growth Planning Best Practices Guide

Council noted that South Huron did not receive information on the grant.

Council thanked CAO Best and Director Giberson for their participation on the making of this guide.

- 11.9 Huron County Fire Chiefs Association - Ontario Fire College - Gravenhurst Campus Closure

Council discussed the decision to close the Gravenhurst campus and implications for the region.

Motion: 018-2021

Moved: T. Oke

Seconded: J. Dietrich

That South Huron Council express their opposition to the Ontario Governments decision to close the Gravenhurst campus of the Ontario Fire College; and

Further that a copy of this resolution be forwarded to the Honorable Lisa Thompson, Huron Bruce MPP, Honorable Minister Sylvia Jones, Ontario Solicitor General, Ontario Fire Marshal Jon Pegg, Office of the Fire Marshal, President Chief Mark MacDonald, Ontario Association of Fire Chiefs and all Huron County municipalities.

Disposition: Carried (7-0)

- 11.10 Municipality of Lambton Shores - Notice of Planning Applications

- 11.10.1 Consent - B-01/2021
- 11.10.2 Zoning By-Law Amendment Application ZO-01/2021
- 11.10.3 Zoning By-Law Amendment Application ZO-02/2021
- 11.11 Municipality of West Perth - Notice of Committee of Adjustment Meeting
- 11.12 Bluewater Recycling Association - January 21, 2021 Board Meeting Notes

B. Willard declared a conflict on this item. (I, Barb Willard, hereby declare a pecuniary interest to Council Agenda Item No. 11.12, Item title: Bluewater Recycling Association, the general nature thereof being: Full time place of employment.)
- 11.13 Grand Bend Community Foundation - Thank you and Request - Flow Through Allocation

Council discussed the intent of the Vitality Fund for community grants and noted that the premise behind the committee and Council decision was to build up the fund to become self-sufficient. Director Becker noted that the municipality has forwarded the funds to the foundation for the 2021 fiscal year. There was no direction provided to staff.
- 11.14 D. France - Provincial Ministers Communication and Federal Petition Deadline Reminder
- 11.15 L. Shapton - Airport Line and Highway 83 - Installation of Rumble Strips
- 11.16 Huron Perth Public Health - United Way Fundraiser - Coldest Night of the Year
- 11.17 City of Kitchener - Resolution - Cannabis Retail
- 11.18 Municipality of Charlton and Dack - Resolution - Insurance Premiums
- 11.19 Town of Plympton-Wyoming - Resolution - Drainage and Railways
- 11.20 Municipality of West Grey - Resolution - Schedule 8 of the Provincial Budget Bill 229, Protect, Support and Recover from COVID-19 Act
- 11.21 M. Cole - Agenda Committee of Whole

Motion: 019-2021

Moved: A. Neeb

Seconded: J. Dietrich

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

Disposition: Carried (7-0)

12. Closed Session

13. Report From Closed Session

14. By-Laws

14.1 By-Law No. 01-2021 - Municipal Borrowing of Current Expenditures

Director Becker noted this is an annual By-law to provide for borrowing, if required.

Motion: 020-2021

Moved: M. Vaughan

Seconded: T. Oke

That the South Huron Council gives first, second and third and final reading to By-Law #01-2021, being a by-law for Municipal borrowing of current expenditures.

Disposition: Carried (7-0)

14.2 By-Law No. 02-2021 - Authorize Bus Stop Access Agreement - Perth South

Motion: 021-2021

Moved: J. Dietrich

Seconded: M. Vaughan

That the South Huron Council gives first, second and third and final reading to By-Law #02-2021, being a by-law to authorize the execution of a bus stop access agreement between The Corporation of the Township of Perth South and The Corporation of the County of Perth and The Corporation of the Municipality of South Huron.

Disposition: Carried (7-0)

14.3 By-Law No. 03-2021 - Interim Tax Levy By-Law

Motion: 022-2021

Moved: M. Vaughan

Seconded: A. Neeb

That the South Huron Council gives first, second and third and final reading to By-Law #03-2021, being a by-law to provide for Interim Tax Levies for the year 2021.

Disposition: Carried (7-0)

14.4 By-Law No. 04-2021 - Zoning By-Law Amendment (Kerslake)

Motion: 023-2021

Moved: D. Faubert

Seconded: B. Willard

That the South Huron Council gives first, second and third and final reading to By-Law #04-2021, being a by-law to amend By-Law #69-2018 of the Municipality of South Huron for lands described as Part Lot 548, Plan 376, Exeter Ward, Municipality of South Huron.

Disposition: Carried (7-0)

7:14 p.m. Councillor Neeb left the meeting.

14.5 By-Law No. 05-2021 - Zoning By-Law Amendment (Van Raay)

A. Neeb declared a conflict on this item. (I, Aaron Neeb, hereby declare a pecuniary interest to Council Agenda Item No. 14.5, Item title: By-Law No. 05-2021 - Zoning By-Law Amendment (Van Raay), the general nature thereof being: Subject property borders my family farm.)

Motion: 024-2021

Moved: J. Dietrich

Seconded: B. Willard

That the South Huron Council gives first, second and third and final reading to By-Law #05-2021, being a by-law to amend By-Law #69-2018 of the Municipality of South Huron for lands described as Lot 23, Concession 10, Stephen Ward, Municipality of South Huron.

Disposition: Carried (6-0)

7:15 p.m. Councillor Neeb returned to the meeting.

14.6 By-Law No. 06-2021 - Consent Agreement C53-2018 (De Jong)

CAO Best noted that the consent agreement is for a property in Oakwood Park for which a severance was applied for. He outlined that the reason for the extension is to provide the applicant time to meet the conditions, in particular the septic, which is unachievable this time of the year.

Motion: 025-2021

Moved: T. Oke

Seconded: A. Neeb

That the South Huron Council gives first, second and third and final reading to By-Law #6-2021, being a By-law to authorize the execution of a Consent Agreement between the Corporation of the Municipality of South Huron and Donald William De Jong on lands in the Municipality of South Huron.

Disposition: Carried (7-0)

15. Confirming By-Law

15.1 By-Law No. 07-2021 – Confirming By-Law

Motion: 026-2021

Moved: T. Oke

Seconded: M. Vaughan

That the South Huron Council gives first, second and third and final reading to By-Law #07-2021, being a by-law to confirm matters addressed at the February 01, 2021 Regular Council meeting.

Disposition: Carried (7-0)

16. Adjournment

Motion: 027-2021

Moved: J. Dietrich

Seconded: D. Faubert

That South Huron Council hereby adjourns at 7:18 p.m., to meet again on February 16, 2021 at 6:00 p.m. or at the Call of the Chair.

Disposition: Carried (7-0)

George Finch, Mayor

Rebekah Msuya-Collison, Clerk