



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

**Monday, December 20, 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 (remote)  
Dianne Faubert, Councillor - Ward 1 (remote)  
Marissa Vaughan, Councillor - Ward 1 (remote)  
Aaron Neeb, Councillor - Ward 2 (remote)  
Barb Willard, Councillor - Ward 2 (remote)  
Ted Oke, Councillor - Ward 3 (remote)
- Staff Present: Dan Best, Chief Administrative Officer/Deputy Clerk  
Sandy Becker, Director of Financial Services (remote)  
Julia Roberts, Deputy Treasurer (remote)  
Stacey Jeffery, Strategic Initiatives Officer (remote)  
Alex Wolfe, Deputy Clerk (remote)  
Rebekah Msuya-Collison, Director of Legislative Services
- Others Present: Patrick Armstrong Huron & Area Search and Rescue,  
Jeremy Gough Municipal Property Assessment Corporation  
(MPAC) Account Manager

1. Notice of Municipal Budget Adoption
2. Meeting Called To Order

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

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

**Motion:** 472-2021

**Moved:** B. Willard

**Seconded:** D. Faubert

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

**Disposition: Carried (7 to 0)**

4. Disclosure of Pecuniary Interest and the General Nature Thereof

None.

6:06 p.m. The Clerk noted that there were technical issues with the sound on the live-stream and a recess was called and the meeting continued with no live-stream.

6:15 p.m. Council resumed the meeting.

5. Delegations

5.1 Municipal Property Assessment Corporation (MPAC) - Jeremy Gough

Mr. Gough provided Council an overview of the Ontario property assessment and taxation system. He noted that the Minister of Finance further postponed the valuation which was originally scheduled for 2020. He further explained that assessment for the 2022 and 2023 tax years will continue to be based on 2016 values. Mr. Gough provided an overview of the relationship between property value and taxes noted a video on the MPAC website that provides further information. Mr. Gough provided an overview of the South Huron 2021 tax year with current assessment and 2021 new assessment.

Council asked how the property assessment in 2022 and 2023 will be implemented and what the assessment will be based on. Mr. Gough advised that MPAC will continue to assess in year based on 2016 and they do not yet know what the Province will be implementing. Council asked about the length of time for MPAC to provide new or amended assessment and Mr. Gough provided an overview of variables that cause the delay. Council asked for most recent new assessments for 2021 and Mr. Gough advised he would provide through the Clerk.

Council asked for an explanation of the special exemption category and Mr. Gough outlined the different types within that category. Council also asked about the methodology used to justify changes in assessed value and Mr. Gough noted that modelers define areas so comparisons are made to similar property types.

Council noted concerns with respect to revenue and taxation implications with postponed assessment and Mr. Gough noted he is not able to answer but perhaps the Ministry of Municipal Affairs would be able to provide more detail. He added that MPAC does not have a role in setting valuation date or cycle set by the Province.

645 p.m. Mr. Gough left the meeting.

**Motion:** 473-2021

**Moved:** A. Neeb

**Seconded:** J. Dietrich

**That South Huron Council receives the delegation from MPAC as presented from Jeremy Gough, Account Manager.**

**Disposition: Carried (7 to 0)**

5.2 Huron & Area Search and Rescue (HASAR)- Patrick Armstrong, Administration Officer

Mr. Armstrong provided Council an update of Huron & Area Search and Rescue. He noted membership from South Huron area and advised that the team is qualified under NFPA to complete rescues and work with local fire services, OPP and marine coastguard auxiliary. Their goal is to have a second marine vessel out of Grand Bend in 2023. He added that members have taken part in several natural disasters.

Mr. Armstrong advised that during COVID HASAR assisted in the “Meals on Wheels” program. He noted that sometimes this was the only contact during COVID that people received and that three members called in medical emergencies. Mr. Armstrong noted that in 2018 the Steering Committee was formed and that the organization is self-funded. He provided an overview of assets as well as noted that HASAR organizes a winter adventure day in South Huron at Morrison Dam. Mr. Armstrong also provided an overview of branding and rescue teams.

Council noted the large geographic area and asked how the team manages it. Mr. Armstrong noted that the area goes from Kincardine, Port Franks to Sebringville and they manage by the platoon system and by moving the training throughout the area. Council asked how they receive notification for services and Mr. Armstrong noted that the OPP/police normally call for search team and rescue calls such as swiftwater or ice rescues come from fire departments. Council asked about opportunities

for the public to observe practices and Mr. Armstrong noted that they advertise on social media for training events that the public can attend.

**Motion:** 474-2021

**Moved:** T. Oke

**Seconded:** D. Faubert

**That South Huron Council receives the delegation from Huron & Area Search and Rescue as presented from Patrick Armstrong, Administration Officer.**

**Disposition: Carried (7 to 0)**

6. Minutes

6.1 Minutes of the Regular Council Meeting of December 6, 2021 and the Public Meeting of December 13, 2021

**Motion:** 475-2021

**Moved:** M. Vaughan

**Seconded:** B. Willard

**That South Huron Council adopts the minutes of the Regular Council Meeting of December 6, 2021 and Public Meeting of December 13, 2021, as printed and circulated.**

**Disposition: Carried (7 to 0)**

7. Councillor Board and Committee Reports

7.1 Committee of the Whole - Budget - December 8, 2021 Meeting Minutes

**Motion:** 476-2021

**Moved:** D. Faubert

**Seconded:** A. Neeb

**That South Huron Council accepts the minutes of the Committee of the Whole December 8, 2021 meeting; and**

**That South Huron Council accepts the recommendations of the Committee of the Whole to adopt a maximum 2.5% tax rate increase; and**

**That of the 2.5 % tax rate increase 1.8% of that tax rate increase would be applied to the debt payment strategy for the South Huron Recreation Centre and the Stephen Arena capital projects; and**

**That .39% of the overall tax rate increase would be applied to asset management capital planning strategies and that this amount would be placed into the capital replacement reserve.**

**Disposition: Carried (7 to 0)**

7.2 Ausable Bayfield Conservation Authority - Conservation Authorities Act - Transition Plan

Councillor Vaughan noted that the Board of Directors were presented with draft documents that categorized core and non-core services in anticipation of getting ready for discussions with municipalities. Council discussed that there is a lot of information to digest and that the package will be added to the January meeting.

7:14 p.m. Councillor Faubert video dropped. 7:15 p.m. Councillor Faubert returned to the meeting.

Council noted that further discussion is needed on the transition plan and CAO Best added that Council would benefit with an opportunity to understand the framework which will provide greater clarity on what is being proposed. Council noted they were agreeable to set a Committee of the Whole in 2022 for these discussions.

7.3 Upper Thames River Conservation Authority - December 17, 2021 Agenda

**Motion:** 477-2021

**Moved:** A. Neeb

**Seconded:** B. Willard

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

- **Ausable Bayfield Conservation Authority - Conservation Authorities Act - Transition Plan**
- **Upper Thames River Conservation Authority - December 17, 2021 Agenda**

**Disposition: Carried (7 to 0)**

8. Staff Reports

8.1 Planning

8.1.1 Craig Metzger, Senior Planner - Plan of Subdivision 40T15002 Redline Revisions (Buckingham Estates)

**Motion:** 478-2021

**Moved:** T. Oke

**Seconded:** D. Faubert

**That South Huron Council receives the report from C. Metzger, Senior Planner re Plan of Subdivision 40T15002 (Buckingham Estates) Redline Revisions; and**

**That South Huron Council recommend the County of Huron approve the application to modify the layout of the draft plan for subdivision for file 40T15002.**

**Disposition: Carried (7 to 0)**

8.2 Fire and Community Services

8.3 Operations, Infrastructure and Development

8.4 General Government Services

8.4.1 Stacey Jeffery, Strategic Initiatives Officer - Intact Public Entities and Intact Foundation Municipal Climate Resiliency Grant Application

Council discussed the proposal. Officer Jeffery explained that the idea of the pilot is to assist the municipality in determining what works locally and to educate and raise awareness of the value of natural infrastructure. She noted that staff have been in contact with the ABCA and through discussions with the Advisory committee and other feedback, anticipate community partners will join in.

Council noted that this was an action item from the Advisory Committee and asked about the proposed locations. Officer Jeffery noted path connectivity through the locations and species work

plan, from trees and shrubs to grasses. Council noted other possible grant opportunities such as the Huron County Clean Water Initiative if this grant is unsuccessful.

**Motion:** 479-2021

**Moved:** A. Neeb

**Seconded:** M. Vaughan

**That South Huron Council receives the report from Stacey Jeffery, Strategic Initiatives Officer titled “Intact Public Entities and Intact Foundation Municipal Climate Resiliency Grant Application”; and**

**That a grant application for a *Pilot Riparian Re-naturalization Project (two locations)* be submitted to the Intact Public Entities and Intact Foundation Municipal Climate Resiliency Grant as outlined in this report.**

**Disposition: Carried (7 to 0)**

8.4.2 Sandy Becker, Director of Financial Services - December 20, 2021 Budget Adoption

Director Becker provided Council an overview of the Budget process, operating highlights and key initiatives. She noted the impact on the tax bills for both rural and urban properties for 2022.

**Motion:** 480-2021

**Moved:** A. Neeb

**Seconded:** B. Willard

**That South Huron Council receive the presentation by Sandy Becker, Director of Financial Services titled December 20, 2021 Budget Adoption as presented.**

**Disposition: Carried (7 to 0)**

8.4.3 Sandy Becker, Director of Financial Services - Ontario Regulation 284-09 Budget Matters

**Motion:** 481-2021

**Moved:** A. Neeb

**Seconded:** B. Willard

**That South Huron Council receives the report from S. Becker, Director of Financial Services/Treasurer re: Ontario Regulation 284/09 – Budget Matters; and**

**That South Huron Council adopts this report which meets the requirements of Regulation 284/09 Budget Matters**

**Disposition: Carried (7 to 0)**

8.4.4 Sandy Becker, Director of Financial Services - 2021 Year End Funds Transferred

**Motion:** 482-2021

**Moved:** A. Neeb

**Seconded:** D. Faubert

**That South Huron Council receives the report from S. Becker, Director of Financial Services/Treasurer re: 2021 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 2021 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 2021 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 2021 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;**

**Disposition: Carried (7 to 0)**

8.4.5 Rebekah Msuya-Collison, Director of Legislative Services - Multi-Year Accessibility Plan and 2021 Status Report

**Motion:** 483-2021

**Moved:** J. Dietrich

**Seconded:** T. Oke

**That South Huron Council receive the Multi-Year Accessibility Plan and 2021 Status Report for information and that the Accessibility Plan and Update be posted to the website.**

**Disposition: Carried (7 to 0)**

8.4.6 Rebekah Msuya-Collison, Director of Legislative Services - Procedural By-Law Update

**Motion:** 484-2021

**Moved:** T. Oke

**Seconded:** B. Willard

**That the memo of R. Msuya-Collison, Director of Legislative Services re Procedural By-Law Review be received; and**

**That Council proceed with the review of the Procedural By-Law and proposed timeline as set out in the report; and**

**That Council selects Mayor Finch and Councillor Neeb as the Council representatives to participate in this review.**

**Disposition: Carried (7 to 0)**

9. Deferred Business

9.1 Ausable Bayfield Conservation Authority - Brian Horner - draft 2022 Budget and 5 Year Forecast

**Motion:** 485-2021

**Moved:** B. Willard

**Seconded:** A. Neeb

**That South Huron Council approves the Ausable Bayfield Conservation Authority 2022 Budget and Municipal Levies as presented.**

**Disposition: Carried (7 to 0)**

10. Notices of Motion

11. Mayor & Councillor Comments and Announcements

Deputy Mayor Dietrich noted parade in Mt Carmel and thanked all those that participated.

Councillor Faubert thanked staff for her personal tour of the Stephen arena.

7:50 p.m. Chair Finch called a recess.

7:57 p.m. Council resumed.

Councillor Oke mentioned setting up a meeting with neighbouring municipalities. No direction was provided.

Mayor Finch noted that this was the final Council meeting in 2021 and that he is proud of Council, Staff and the Community and urged all to cooperate within the community and be kind.

12. Communications

Council pulled the following communication items: 12.1, 12.4, 12.6, 12.7.

12.1 Huron County - Huron County Economic Development Board Presentation

Council acknowledged the letter and the Clerk advised that a meeting would be set in the new year.

12.2 Avon Maitland District School Board - December 7, 2021 Meeting Highlights

12.3 Exeter Pickleball Group - Petition

12.4 Family Day WinterFest South Huron - Request

Council discussed the request and directed staff to coordinate with the event organizers and bring back a report with recommendations to the January 17, 2021 meeting.

12.5 Town of Penetanguishene/Police Services Board - Letter to Attorney General - Rates of Recidivism

## 12.6 Township of Mulmur - Resolution - Truth and Reconciliation Actions

Council discussed the resolution and no direction was provided.

## 12.7 City of St Catharines - Resolution - National Childcare Program

**Motion:** 486-2021

**Moved:** A. Neeb

**Seconded:** B. Willard

**That Council of the Municipality of South Huron support the motion from the City of St. Catharines and request that the provincial government take the necessary steps to work with the federal government on a bilateral agreement to ensure the new national childcare program be made available to Ontarians, and that it focuses on increased access, affordability, quality and responsiveness, all of which are essential to the COVID-19 pandemic response; and**

**Be It Further Resolved That Council request the Clerk circulate Council's decision along with a copy of the City of St. Catharine's correspondence dated December 1, 2021 to the Ontario Municipal Social Services Association and the Association of Municipalities of Ontario.**

**Disposition: Carried (7 to 0)**

## 12.7.1 Town of Fort Erie - Resolution - Childcare Program - Support City of St. Catharines

## 12.8 City of Kitchener - Resolution - Fire Safety Measures

## 12.9 City of Kitchener - Resolution - Conversion Therapy

**Motion:** 487-2021

**Moved:** D. Faubert

**Seconded:** T. Oke

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

**Disposition: Carried (7 to 0)**

13. Closed Session

14. Report From Closed Session15. By-Laws

- 15.1 By-Law No. 84-2021 - Appoint CBO, Building Officials and Inspectors  
CBO Appointment By-law

**Motion:** 488-2021

**Moved:** A. Neeb

**Seconded:** T. Oke

**That the South Huron Council gives first, second and third and final reading to By-Law #84-2021, being a by-law to appoint a Chief Building Official, Building Officials and Inspectors pursuant to the Building Code Act.**

**Disposition: Carried (7 to 0)**

- 15.2 By-Law No. 85-2021 - Zoning By-Law Amendment (Buckingham Estates Z06-2021)

**Motion:** 489-2021

**Moved:** A. Neeb

**Seconded:** D. Faubert

**That the South Huron Council gives first, second and third and final reading to By-Law #85-2021, being a by-law to amend By-Law # 69-2018 of the Municipality of South Huron for lands described as Part Lots 764 and 884, Plan 376, and including Plan 22M-19, Exeter Ward, Municipality of South Huron.**

**Disposition: Carried (7 to 0)**

- 15.3 By-Law No. 86-2021 - Zoning By-Law Amendment (Exeter Food Bank Z07-2021)

**Motion:** 490-2021

**Moved:** A. Neeb

**Seconded:** B. Willard

**That the South Huron Council gives first, second and third and final reading to By-Law #86-2021, being a by-law to amend By-Law # 69-**

**2018 of the Municipality of South Huron for lands described as Lot 88, Part Lot 87, Plan 376, Exeter Ward, Municipality of South Huron.**

**Disposition: Carried (7 to 0)**

- 15.4 By-Law No. 87-2021 - Stephen Landfill Land Lease Agreement (Limerick Acres 2015 Ltd.)

**Motion:** 491-2021

**Moved:** J. Dietrich

**Seconded:** T. Oke

**That the South Huron Council gives first, second and third and final reading to By-Law #87-2021, being a by-law to authorize the execution of a Land Lease Agreement between the Corporation of the Municipality of South Huron and Limerick Acres (2015) Ltd. in the Municipality of South Huron in the County of Huron.**

**Disposition: Carried (7 to 0)**

- 15.5 By-Law No. 88-2021 - Weber Farm Land Lease Agreement (Van Miltenberg)

**Motion:** 492-2021

**Moved:** J. Dietrich

**Seconded:** B. Willard

**That the South Huron Council gives first, second and third and final reading to By-Law #88-2021, being a by-law to authorize the execution of a Land Lease Agreement between the Corporation of the Municipality of South Huron and Ryan Van Miltenburg in the Municipality of South Huron in the County of Huron.**

**Disposition: Carried (7 to 0)**

- 15.6 By-Law No. 89-2021 - Amend Fees and Charges By-Law #34-2015 - 2022-2026 Planning Fees

**Motion:** 493-2021

**Moved:** M. Vaughan

**Seconded:** T. Oke

**That the South Huron Council gives first, second and third and final reading to By-Law #89 -2021, being a by-law to amend Fees and Charges By-Law #34-2015 - 2022-2026 Planning Fees.**

**Disposition: Carried (7 to 0)**

15.7 By-Law No. 90-2021 - Adopt 2022 Budget

**Motion:** 494-2021

**Moved:** A. Neeb

**Seconded:** D. Faubert

**That South Huron Council gives first, second, and third and final reading to By-Law #90-2021, being a by-law to adopt the 2022 Budget for the Municipality of South Huron.**

**Disposition: Carried (7 to 0)**

16. Confirming By-Law

16.1 By-Law No. 91-2021 – Confirming By-Law

**Motion:** 495-2021

**Moved:** B. Willard

**Seconded:** A. Neeb

**That the South Huron Council gives first, second and third and final reading to By-Law #91-2021, being a by-law to confirm matters addressed at the December 20, 2021 Council meeting.**

**Disposition: Carried (7 to 0)**

17. Adjournment

**Motion:** 496-2021

**Moved:** J. Dietrich

**Seconded:** D. Faubert

**That South Huron Council hereby adjourns at 8:28 p.m., to meet again on January 17, 2022 at 6:00 p.m. or at the Call of the Chair.**

**Disposition: Carried (7 to 0)**

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George Finch, Mayor

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Rebekah Msuya-Collison, Clerk