



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

**Monday, May 2, 2022, 6:00 p.m.**  
**Hybrid 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  
Don Giberson, General Manager of Infrastructure and Development (remote)  
Alex Wolfe, Deputy Clerk  
Shawn Young, Manager of Environmental Services (remote)  
Shane Timmermans, Manager of Transportation Services (remote)  
Vanessa Culbert, Planning Coordinator  
Rebekah Msuya-Collison, General Manager of Corporate Services/Clerk
- Others Present: Deb Homuth, Delegate (remote)  
Caroline Baker, Delegate (remote)

1. Meeting Called To Order  
Mayor Finch called the meeting to order at 6:00 p.m.
2. Amendments to the Agenda, as Distributed and Approved by Council  
Addition of Staff Reports: Items 7.3.5, 7.4.1, 7.4.2 and 8.1.1  
Addition of By-Law: Item 14.1

**Motion:** 157-2022

**Moved:** T. Oke

**Seconded:** B. Willard

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

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

3. Disclosure of Pecuniary Interest and the General Nature Thereof

- 3.1 A. Neeb - Don Giberson, General Manager of Infrastructure and Development - Tender Results for Waterloo Street Reconstruction (Main Street to GEXR)

I, Aaron Neeb, hereby declare a potential (deemed/direct/indirect) declaration of interest in accordance with section 5 of the Municipal Conflict of Interest Act to Council Agenda Item No.: 7.3.5, Item: Tender Results for Waterloo Street Reconstruction. The nature of my interest is as follows: I have an indirect pecuniary interest; family that live on Waterloo Street.

- 3.2 B. Willard - (BRA) Bluewater Recycling Association - Report and Meeting Highlights

I, Barb Willard, hereby declare a potential (deemed/direct/indirect) declaration of interest in accordance with section 5 of the Municipal Conflict of Interest Act to Council Agenda Item No.: 11.2 Item: Bluewater Recycling Association - Report and Meeting Highlights. The nature of my interest is as follows: Regular place of employment.

4. Delegations

- 4.1 South Huron Community Creative Arts Centre

6:08 p.m. Ms. Homuth provided Council an overview of the South Huron Community Creative Arts Centre. She noted that it will be a dynamic and accessible hub to nurture creativity for all ages. There will be visual arts, crafts dance and performance space, with learning and participation for people as learners and volunteers.

Ms. Homuth noted that the Exeter United Church has offered to become the home base and programming begins this September. She added that the Exeter Lions Club provided a donation of \$5,000 and were also successful for a grant with the South Huron Vitality Fund for \$4,250. The

South Huron Community Creative Arts Centre are requesting that Council approve insurance coverage for the first year of operation. Ms. Homuth added that at this time she has requested a quote and will provide more information at a later date. Council thanked Ms. Homuth for her delegation.

**Motion:** 158-2022

**Moved:** A. Neeb

**Seconded:** D. Faubert

**That South Huron Council receives the delegation as presented from South Huron Community Creative Arts Centre by Deb Homuth.**

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

6:16 p.m. Ms. Homuth left the meeting.

#### 4.2 Proposed Residential Development 70799 London Road

6:20 p.m. Ms. Baker provided Council an overview of the proposed residential development which proposes an Official Plan Amendment and Zoning By-Law Amendment and noted that the development team is working with South Huron staff and is hoping to submit the planning applications in a few weeks.

Ms. Baker gave a background on the proposal which is for a 5-storey residential apartment style building with condos for sale. She noted there would be 84 units and showed renderings of a concept plan that uses different materials and colours to be complementary to existing architecture in the area. She added that there will be balconies for every unit and that there is a number of studies to be submitted after the application is filed and before the public process.

Council asked about number of bedrooms, impact to traffic, number of parking spaces and price point. Ms. Baker noted that the development will be proposing a range of bedrooms and sizes for units and that a traffic impact study will be submitted to determine parking requirements and any required road improvements. She added that there will be further information on costs at a public meeting.

**Motion:** 159-2022

**Moved:** J. Dietrich

**Seconded:** T. Oke

**That South Huron Council receives the delegation for the proposed residential development at 70799 London Road (Manorwood Homes) as presented by Caroline Baker, Baker Planning Group.**

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

6:27 p.m. Ms. Baker left the meeting.

5. Minutes

5.1 Minutes of the Regular Council Meeting of April 19, 2022

**Motion:** 160-2022

**Moved:** A. Neeb

**Seconded:** D. Faubert

**That South Huron Council adopts the minutes of the Regular Council Meeting of April 19, 2022, as printed and circulated.**

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

6. Councillor Board and Committee Reports

6.1 Upper Thames River Conservation Authority Board of Director Meeting Notices - April 26, 2022

**Motion:** 161-2022

**Moved:** T. Oke

**Seconded:** M. Vaughan

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

- **Upper Thames River Conservation Authority Board of Director Meeting Notices - April 26, 2022**

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

7. Staff Reports

7.1 Planning and Building Services

7.2 Fire and Community Services

7.3 Operations, Infrastructure and Development

- 7.3.1 Shane Timmermans, Manager of Transportation Services - Tender Results for Replacement of Unit #58 New Holland Tractor and Trade #152 John Deere Tractor

Manager Timmermans noted that the New Holland tractor will be considered surplus.

**Motion:** 162-2022

**Moved:** J. Dietrich

**Seconded:** D. Faubert

**That South Huron Council receive the report from Shane Timmermans Manager of Transportation Services re: Tender Results for Replacement of New Holland Tractor #58 and trade in for John Deere Tractor #152; and**

**That South Huron Council accept the tender received from Huron Tractor Limited and authorize award of a contract for the supply of one new Tractor with Loader and front PTO in the amount of \$87,528.78.**

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

- 7.3.2 Shawn Young, Manager of Environmental Services - 2021 Annual South Huron Landfill Status Report

**Motion:** 163-2022

**Moved:** B. Willard

**Seconded:** M. Vaughan

**That South Huron Council receive the report from Shawn Young, Manager of Environmental Services re: 2021 Annual South Huron Landfill Status Report.**

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

- 7.3.3 Shawn Young, Manager of Environmental Services - Ministry of the Environment, Conservation and Parks Inspection of Closed Stephen Landfill Site

Manager Young noted that generally there is an annual inspection and that the referenced cap will be repaired shortly

**Motion:** 164-2022

**Moved:** B. Willard

**Seconded:** M. Vaughan

**That South Huron Council receive the report from Shawn Young, Manager of Environmental Services re: Ministry of the Environment, Conservation and Parks Inspection of Closed Stephen Landfill Site.**

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

- 7.3.4 Don Giberson, General Manager of Infrastructure and Development - Amendment to Budget - Tender Results for Huron Street Watermain Replacement (Exeter Town Limit to Morrison Line).

Council asked if there was any impact from the deferral on the work currently being undertaken on the Grand Bend sewer project. GM Giberson noted that the deferral is not for what has been already approved but for the balance of the project at the north end by the water treatment plant. Council asked whether this project or the Hwy #21 water replacement was the priority, whether the contractor has experience and whether staff received an opinion from the municipal solicitor. GM Giberson noted that the Huron Street water main project is a higher priority as it involves a former well feed which continues to have water quality problems, the contractor has performed well in previous work for the municipality and that the solicitor was consulted. Council noted the large increase in costs and GM Giberson noted that the estimated cost was almost double what was in the approved budget so the scope of work was changed in order to tender a viable project.

**Motion:** 165-2022

**Moved:** B. Willard

**Seconded:** A. Neeb

**That South Huron Council receive the report from Don Giberson, General Manager of Infrastructure and Development re: Tender Results for Huron Street Watermain Replacement (Exeter Town Limit to Morrison Line); and**

**That South Huron Council accept the tender received from the Van Bree Drainage and Bulldozing Limited and authorize**

**award of the contract for the Huron Street Watermain Replacement (Exeter Town Limit to Morrison Line) in the amount of \$661,931.40 (HST included); and**

**That South Huron Council approves an “Amendment to the Budget” to increase the capital budget for the Huron Street Watermain Replacement (Exeter Town Limit to Morrison Line) from \$468,626.00 to \$618,090.24, and**

**That South Huron Council defer the approved 2022 Capital Project for the Highway #21 Watermain Replacement to 2023 to fund the additional tendered costs.**

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

6:44 p.m. Councillor Neeb left the meeting.

- 7.3.5 Don Giberson, General Manager of Infrastructure and Development - Tender Results for Waterloo Street Reconstruction (Main Street to GEXR)

A. Neeb declared a conflict on this item. (I, Aaron Neeb, hereby declare a potential (deemed/direct/indirect) declaration of interest in accordance with section 5 of the Municipal Conflict of Interest Act to Council Agenda Item No.: 7.3.5, Item: Tender Results for Waterloo Street Reconstruction. ; The nature of my interest is as follows: I have an indirect pecuniary interest; family that live on Waterloo Street.)

**Motion:** 166-2022

**Moved:** M. Vaughan

**Seconded:** B. Willard

**That South Huron Council receive the report from Don Giberson, General Manager of Infrastructure and Development re: Tender Results for Waterloo Street Reconstruction (Main Street to GEXR); and**

**That South Huron Council accept the tender received from McCann Redi-Mix Inc. and authorize award of a contract for Waterloo Street Reconstruction (Main Street to GEXR) in the amount of \$2,074,750.90 (HST Included).**

**Disposition: Carried (6 to 0)**

6:45 p.m. Councillor Neeb returned to the meeting.

7.4 General Government Services

7.4.1 Dan Best, Chief Administrative Officer/Deputy Clerk - Enbridge Gas Update

**Motion:** 167-2022

**Moved:** D. Faubert

**Seconded:** B. Willard

**That the memo of D. Best, Chief Administrative Officer dated May 2, 2022 regarding an Enbridge Gas update be received; and**

**That the Municipality of South Huron Council approves the form of draft by-law and franchise agreement attached hereto and authorizes the submission thereof to the Ontario Energy Board for approval pursuant to the provisions of Section 9 of the *Municipal Franchises Act*; and**

**That the Municipality of South Huron Council requests that the Ontario Energy Board make an Order declaring and directing that the assent of the municipal electors to the attached draft by-law and franchise agreement pertaining to the Corporation of the Municipality of South Huron is not necessary pursuant to the provisions of Section 9(4) of the *Municipal Franchises Act*.**

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

7.4.2 Dan Best, Chief Administrative Officer/Deputy Clerk - Agricultural Building Update

CAO Best provided an overview of his report and noted the proposed use will be for stables and to provide an opportunity for the public to view the horses and engage in discussion with RCMP members. He noted that this event will be going through the municipal special events process.

Council discussed the recommendation, current use for municipal purposes, staffing implications, previous Nustadia report on facility, accessibility and inspections.

7:03 p.m. Mayor Finch left the Chair and Deputy Mayor Dietrich took the chair. He spoke in favour of a motion to utilize the Agricultural Building for the RCMP musical ride and noted that the event has been designated as municipally significant.

7:06 p.m. Deputy Mayor Dietrich left the chair and Mayor Finch resumed.

**Motion:** 168-2022

**Moved:** M. Vaughan

**Seconded:** T. Oke

**That the report of D. Best, Chief Administrative Officer dated May 2, 2022 regarding the Agricultural Building be received; and**

**That should Council wish to utilize the Agricultural Building for the proposed RCMP Musical Ride, a resolution will be required.**

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

**Motion:** 169-2022

**Moved:** D. Faubert

**Seconded:** M. Vaughan

**That the Agricultural Building be used for the proposed RCMP musical ride.**

**Disposition: Carried (6 to 1)**

## 8. Deferred Business

### 8.1 Delegation Item from April 19, 2022 Meeting

#### 8.1.1 Dan Best, Chief Administrative Officer/Deputy Clerk - Exeter Cemetery Update

Council asked for clarification on the two phases and CAO Best noted that the capital budget request will be for phase 1 at this time

as for phase 2 there are external factors such as upgrades to road work that may yet change the proposed work. Council discussed the establishment of an "arms length" group.

**Motion:** 170-2022

**Moved:** D. Faubert

**Seconded:** A. Neeb

**That the report of D. Best, Chief Administrative Officer dated May 2, 2022 be received; and**

**That to assist the execution of the Exeter Cemetery Fence project with the Exeter and District Heritage Foundation, the following process will be required with the approvals outlined for Council:**

- **The Fence project will be required to be added to the 2022 Capital Budget with the funding source coming from the Exeter and District Heritage Foundation;**
- **A budget amendment will be required to be approved by Council;**
- **A Request for Tender will be issued by the Municipality through our procurement process; and**

**That should Council wish to proceed with s sesquicentennial celebration for Exeter that Council considers the idea of establishing an “arms–length” group with a clear mandate and budget to prepare, coordinate and manage the event(s); and**

**That Councillor Neeb be authorized to work directly with Staff on a plan to bring back to Council regarding the Exeter Sesquicentennial for Council’s consideration.**

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

9. Notices of Motion

None.

10. Mayor & Councillor Comments and Announcements

Councillor Neeb requested a status update on the tender for South Huron Recreation Centre. CAO Best noted that the tender was issued today and is

closing on May 25th and noted a Special Meeting may be required. He added that he is also doing legwork on concerns identified by the team with the steel and roof.

Mayor Finch attended the Kirkton Women's Institute 120-year anniversary and noted the impressive accomplishments of the strong team. He added that he attended the Relouw Early Childhood Learning Centre to read with the children.

## 11. Communications

Council pulled the following communication items: 11.1, 11.6, 11.7, 11.8

### 11.1 Minister of Environment, Conservation and Parks - 2022 Provincial Day of Action on Litter

Dan - coordination with Eco Exeter, plan being mapped and coordinated through Stacey.

### 11.2 (BRA) Bluewater Recycling Association - Report and Meeting Highlights

B. Willard declared a conflict on this item. (I, Barb Willard, hereby declare a potential (deemed/direct/indirect) declaration of interest in accordance with section 5 of the Municipal Conflict of Interest Act to Council Agenda Item No.: 11.2 Item: Bluewater Recycling Association - Report and Meeting Highlights.; The nature of my interest is as follows: Regular place of employment.)

### 11.3 Avon Maitland District School Board (AMDSB) - Meeting Highlights - April 26, 2022

### 11.4 Huron Perth Public Health (HPPH) - COVID-19 Update for Municipalities

### 11.5 Multi-Municipal Wind Turbine Working Group - Letter - Setbacks for Wind Turbines

### 11.6 Community Living South Huron - Request - Help us Celebrate Community Living Month in May

**Motion:** 171-2022

**Moved:** M. Vaughan

**Seconded:** A. Neeb

**That South Huron Council provide support for Community Living South Huron by boosting communication messages on municipal social media channels.**

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

- 11.7 Exeter Hawks Jr C Hockey Club - Request - Arena Press Box Discussion

**Motion:** 172-2022

**Moved:** T. Oke

**Seconded:** B. Willard

**That South Huron Council support the proposal provided by the Exeter Hawks Jr. C. Hockey club and South Huron minor hockey to work together with staff to refresh and update the press box.**

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

- 11.8 Friedsburg Days Committee - Request – Road Closure and Noise By-Law Exemption

GM Msuya-Collison noted that a comprehensive report on the special event application will be coming forward to Council.

- 11.9 Township of Ashfield-Colborne-Wawanosh - Invitation - Municipal Night June 3rd, 2022

- 11.10 Town of Gravenhurst - Resolution - Russian Sanctions

- 11.11 Municipal Resolutions - Floating Accommodations

11.11.1 Peterborough County - Resolution - Comments on Floating Accommodations

11.11.2 Township of Lake of Bays - Resolution - Floating Accommodations

11.11.3 Town of Gravenhurst - Resolution - Floating Accommodations

- 11.12 Municipality of North Middlesex - Notice of Meeting for Minor Variance - May 4th, 2022

**Motion:** 173-2022

**Moved:** B. Willard

**Seconded:** D. Faubert

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

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

12. Closed Session

13. Report From Closed Session

14. By-Laws

14.1 By-Law 31-2022 - Authorize Franchise Agreement with Enbridge Gas Inc.

**Motion:** 174-2022

**Moved:** B. Willard

**Seconded:** T. Oke

**That the South Huron Council gives first and second reading to By-Law #31-2022, being a by-law to authorize a Franchise Agreement between the Corporation of the Municipality of South Huron and Enbridge Gas Inc.**

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

15. Confirming By-Law

15.1 By-Law No. 32-2022 – Confirming By-Law

**Motion:** 175-2022

**Moved:** A. Neeb

**Seconded:** B. Willard

**That the South Huron Council gives first, second and third and final reading to By-Law #32-2022, being a by-law to confirm matters addressed at the May 2, 2022 Public and Regular Council meeting.**

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

16. Adjournment

**Motion:** 176-2022

**Moved:** J. Dietrich

**Seconded:** D. Faubert

**That South Huron Council hereby adjourns at 7:53 p.m., to meet again on May 16, 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