



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

**Monday, August 8, 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  
Sandy Becker, General Manager of Financial Services  
Alex Wolfe, Deputy Clerk  
Maggie Delbridge, Deputy Treasurer  
Scott Currie, Manager of Communications and Strategic Initiatives  
Rebekah Msuya-Collison, General Manager of Corporate Services

Others Present: Scott Hebert, Roxanne Cerson Wright, Kathy Scanlon, Sarah Gowland, Alexis Flood, David McCann

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

**Motion:** 260-2022

**Moved:** B. Willard

**Seconded:** D. Faubert

**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 - (BRA) Bluewater Recycling Association -July 21, 2022 - Report and Meeting Highlights

I, Barb Willard, hereby declare a pecuniary interest to Council Agenda Item No.: 11.2, Item Title: Bluewater Recycling Association - July 21, 2022 - Report and Meeting Highlights the general nature thereof being: Place of Employment.

## 3.2 A. Neeb - South Huron Arts Centre - Follow-up to request for funding

I, Aaron Neeb, hereby declare a pecuniary interest to Council Agenda Item No.: 11.5, Item Title: South Huron Arts Centre Follow-up the general nature thereof being: I have family contracted to deliver programming at the South Huron Arts Centre this fall.

4. Delegations

## 4.1 One Care Home and Community Support Services

Ms. Scanlon provided Council a background of One Care Home and Community Support services. She noted that the head office is in Clinton but that there are sites elsewhere within Huron-Perth Counties but added that One Care does not operate outside of Huron and Perth. She noted a wide range of services from supportive, preventative to high needs which are largely met through government funding. Ms. Scanlon noted that One Care is a lead agency in the community support services network and are continually coordinating and partnering to build a caring community.

Ms. Scanlon noted that One Care's current location in South Huron will not be able to continue to provide space. She added One Care is requesting that Council consider partnering with One Care to provide a space for their programs and services.

Council discussed various possible locations within the community and CAO Best noted that staff will continue to work with One Care Home and Community Support Services to explore options to come back to Council.

**Motion:** 261-2022

**Moved:** D. Faubert

**Seconded:** M. Vaughan

**That South Huron Council receives the OneCare Home and Community Support Services delegation as presented by Kathy Scanlon, Executive Director, Roxanne Cerson-Wright, Director of Finance and Scott Hebert, Director Client Services.**

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

#### 4.2 Bell Canada

Alexis Flood and Sarah Gowland provided Council an overview of the project to relocate current equipment and explained that this came from a request in connection to a swimming pool project as well as for maintenance considerations as the equipment currently is in a low-lying area. Ms. Flood provided an overview of the process which would include a directional bore up to the grass line and added that Bell Canada is proposing the optional agreement at this time so the project could start but that eventually it could become a permanent easement. She noted that this would allow Bell Canada to start the process with construction to start in the fall. She added that the project would likely take two days.

Council expressed some concern with the project including proposed timeline and entrance way ownership. CAO Best noted that a municipal agreement is not mandated and required of Council and that staff will follow-up.

**Motion: 262-2022**

**Moved: T. Oke**

**Seconded: A. Neeb**

**That South Huron Council receives the delegation from Bell Canada as presented by Alexis Flood, Manager and Sarah Gowland, Senior Consultant.**

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

## 5. Minutes

### 5.1 Minutes of the Public and Regular Council Meeting of July 18, 2022

**Motion: 263-2022**

**Moved: M. Vaughan**

**Seconded: D. Faubert**

**That South Huron Council adopts the minutes of the Public and Regular Council Meeting of July 18, 2022, as printed and circulated.**

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

6. Councillor Board and Committee Reports

- 6.1 Grand Bend Area Joint Sewage Board - May 26, 2022 Minutes
- 6.2 Committee of Adjustment - July 11, 2022 Minutes
- 6.3 Exeter Business Improvement Area (BIA) - July 11, 2022 Draft Minutes
- 6.4 Committee of the Whole - July 20, 2022 Minutes

**Motion:** 264-2022

**Moved:** A. Neeb

**Seconded:** B. Willard

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

- **Grand Bend Area Joint Sewage Board - May 26, 2022 Minutes**
- **Committee of Adjustment - July 11, 2022 Minutes**
- **Exeter Business Improvement Area - July 11, 2022 Draft Minutes**
- **Committee of the Whole - July 20, 2022 Minutes**

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

7. Staff Reports

- 7.1 Planning and Building Services
- 7.2 Fire and Community Services
- 7.3 Operations, Infrastructure and Development
- 7.4 General Government Services
  - 7.4.1 Maggie Delbridge, Deputy Treasurer and Sandy Becker, General Manager of Financial Services - 2022 Second Quarter Operating Budget Variance Report

**Motion:** 265-2022

**Moved:** J. Dietrich

**Seconded:** B. Willard

**That South Huron Council receives the report from M. Delbridge Deputy Treasurer and S. Becker General Manager of Financial Services/Treasurer re: 2022 Second Quarter Operating Variance Report for information.**

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

**7.4.2 Sandy Becker, General Manager of Financial Services - 2022 Capital Project - Status**

CAO Best noted challenges are a combination of different factors. General Manager S. Becker noted that for the projects budgeted in 2022, the funds will be put into reserve so when projecting in 2023 the funds will be available.

**Motion:** 266-2022

**Moved:** B. Willard

**Seconded:** T. Oke

**That South Huron Council receives the report from S. Becker, General Manager of Financial Services/Treasurer re: 2022 Capital Projects – Status for information.**

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

**7.4.3 Alex Wolfe, Deputy Clerk - Special Event Application - RCMP Musical Ride 2022**

Deputy Clerk Wolfe explained that there have been some changes to the event since submission of the application and provided further information on the student attendance for the afternoon event.

**Motion:** 267-2022

**Moved:** B. Willard

**Seconded:** D. Faubert

**That South Huron Council receives the report of Alex Wolfe, Deputy Clerk re: Special Event Application – RCMP Musical Ride 2022; and**

**That South Huron Council approve the Special Event Permit–RCMP Musical Ride 2022 in principle; and**

**That South Huron Council has no objection to the organizer's submission of the application to Transport Canada for a Special Flight Operations Certificate or to the operation of the aircraft; and**

**That Municipal staff provide assistance with the Municipal resources, including the Rodeo Ring and existing bleachers, barricades, and fencing as outlined in the Special Event Application.**

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

**7.4.4 Rebekah Msuya-Collison, General Manager of Corporate Services - Pickering Municipal Drain 2022 Tender**

Council discussed the report in detail. CAO Best noted that this is a particularly new *Drainage Act* process and that the procurement policy was applied correctly.

7:07 p.m. Chair Finch called a recess and staff spoke with the Applicant.

7:18 p.m. The meeting resumed.

**Motion: 268-2022**

**Moved: B. Willard**

**Seconded: D. Faubert**

**That South Huron Council receives the report from Rebekah Msuya-Collison, General Manager of Corporate Services re: Pickering Municipal Drain 2022 Tender; and**

**That South Huron Council terminate the Drainage Act proceeding and repeal By-Law # 40-2022.**

**Motion: 269-2022**

**Moved: J. Dietrich**

**Seconded: M. Vaughan**

**That South Huron Council defer report CL#16-2022 to the September 6, 2022 meeting.**

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

- 7.4.5 Rebekah Msuya-Collison, General Manager of Corporate Services  
- Election Compliance Audit Committee for the 2022 Municipal  
Election

**Motion:** 270-2022

**Moved:** B. Willard

**Seconded:** J. Dietrich

**That South Huron Council receive the report of Rebekah Msuya-Collison, General Manager of Corporate Services re: Establishment of a Compliance Audit Committee for the 2022 Municipal Election; and**

**That South Huron Council authorize the Clerk to proceed with the establishment of a Compliance Audit Committee in accordance with the *Municipal Elections Act, 1996*; and,**

**That the required by-law to establish the Compliance Audit Committee and adopt Terms of Reference for the Municipality of South Huron be forwarded to Council for the required three readings.**

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

- 7.4.6 Dan Best, Chief Administrative Officer/Deputy Clerk - Affordable and Attainable Housing Policy Strategies/Framework

CAO Best provided an overview of the report including background preparation and outlined the proposed preliminary strategies and the timelines.

**Motion:** 271-2022

**Moved:** A. Neeb

**Seconded:** M. Vaughan

**That the memo of D. Best, Chief Administrative Officer dated August 8, 2022 regarding the Affordable and Attainable Policy Strategies/Framework be received; and**

**That Council endorses the following policy strategies to be incorporated into a zoning bylaw housekeeping amendment:**

- **Permit up to four units as of right in low density areas; i.e. quadraplex, house conversion to apartments, apartments over garages**
- **Permit row houses with an unlimited number of units and multi-unit residential buildings (apartments and stacked towns) up to a maximum of 3 storeys within medium density areas; Potential based on criteria to be developed.**
- **Integrate a transition medium density zone which permits up to 4 storeys in select areas of Exeter (near the downtown, in proximity to community facilities, arterial nodes);**
- **Permit up to 6 storeys as of right in high density zones;**
- **Revise minimum density requirements i.e. increase # of units hectare – increase efficiency of municipal services**
- **Permit Additional Residential Units (attached/detached) in village, town and agricultural settings (within both AG1 and AG4);**
- **Permit broader housing options for on-farm labour; - permanency, year round**
- **Convert arterial portions of South Bank and Historic Core to Mixed Use where either highway commercial, community facility or high density residential are permitted either stand alone or in combination.; and**

**That a policy review be undertaken on the following:**

**That Council endorse the following timeline to initiate the attainable and affordable housing policies, strategies and framework as follows:**

- **Seek approval from Council to move forward with proposed changes (August 8th)**
- **Begin changes through “house cleaning amendment in 2022 with goal of implementation in Spring 2023.**
- **Incorporate a Growth Study and Community Improvement Plan in the 2023 budget**



- **Initiate a full Official Plan Review in 2023 to be completed in 2024 (4th Qtr.)**
- **Update Zoning By-Law as required 2024-25 (4th Qtr. or 1st Qtr.)**

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

**7.4.7 Dan Best, Chief Administrative Officer/Deputy Clerk - Jointly Owned Assets with Perth South Update**

CAO Best thanked Councillor Oke for his coordination with staff and noted that this information has been forwarded to the CAO of Perth South.

**Motion: 272-2022**

**Moved: T. Oke**

**Seconded: B. Willard**

**That the memo of D. Best, Chief Administrative Officer dated August 8, 2022 regarding an update on jointly owned assets with Perth South be received; and**

**That South Huron Council authorize Staff to coordinate a Special Council Meeting with Perth South in September 2022 to discuss the following topics:**

- **Operation and Management of the Kirkton-Woodham Community Centre;**
- **Operation and Management of the Kirkton-Woodham Pool;**
- **Accessibility Review of the Kirkton-Woodham Pool;**
- **Outdoor Pool and Filtration Review**
- **Jointly Owned Surplus property Update (Kirkton Aberdeen Hall)**

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

Council directed staff reach out to the authors of the reports and invite them to attend the joint meeting to respond to questions.

7.4.8 Dan Best, Chief Administrative Officer/Deputy Clerk -  
Centralia Community Park Amenities Update

Council asked when recruitment was going to start and CAO Best noted that it would start immediately with the intent of a report to the September 6 regular meeting.

**Motion:** 273-2022

**Moved:** B. Willard

**Seconded:** J. Dietrich

**That the memo of D. Best, Chief Administrative Officer on behalf of the Centralia Community Park Amenities Team be received; and**

**That a Centralia Community Park Amenities Planning Committee be struck that includes the two Ward 1 Councillors and Deputy-Mayor and 3 members of the Centralia Community at large; and**

**That the Deputy-Mayor and two ward Councillors from the elected 2022 -26 Council be automatically appointed to the Committee; and**

**That Terms of Reference be approved as presented; and**

**That recruitment of the Committee is initiated with the interviews to be conducted by the GM of Community and Emergency Services, Community Development Officer and HR Officer; and**

**That a final report of the Committee to be received no later than the December 5, 2022 Council meeting.**

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

8. Deferred Business

9. Notices of Motion

None.

10. Mayor & Councillor Comments and Announcements

Deputy Mayor Dietrich noted that the Rodeo event was successful and thanked the members of the Exeter Legion for the breakfast. Councillor Willard noted that the breakfast event was a well-turned-out event and a joint effort from Legion members and Ladies Auxiliary. Deputy Mayor Dietrich thanked the volunteers, committee members, Exeter Lions Club and the Optimist Club for their work at the event. It was noted that staff would work with the Mayor and Deputy Mayor to bring back options for Council consideration to thank the Committee, volunteers and community organizations for their contributions to the event.

Councillor Oke noted the Kirkton-Woodham Optimist Ball Tournament.

Councillor Vaughan provided an overview of the Tiny Homes Conference that she attended with CBO Rolph, Planning Assistant Culbert and Plans Examiner Nowell. She noted that the conference speakers covered a range of housing types including tiny homes (up to 450 sq feet), laneway and garden suites, small homes (450 to 700 sq feet) and secondary units on existing lots. She highlighted the Chatham-Kent land trust and small home communities project. She added that the cost to develop a tiny home is about \$190,000 dollars.

Councillor Vaughan noted initiatives in Kingston, Thunder Bay and Caledon Hills and that target markets were different, from renters, to seniors and first-time owners and that some of the initiatives were municipally driven. She added that one of the objectives was to look at net zero emissions, off-grid and self-sufficient communities. She noted costs such as municipal infrastructure and the cost of land and challenges. Other challenges included municipal by-laws, policies, development charges, obtaining financing on leased lands and changing the mindsets of consumers. She noted opportunities of reduced carbon footprints and a nature-based lifestyle.

It was noted that staff will work with Councillor Vaughan to bring a report to Council on the conference.

Mayor Finch noted that he attended the Rodeo. He provided Council an overview of his follow-up with Canada Post after a constituent complaint about the doors being locked on evenings and weekends. He confirmed that a new door has been ordered to be installed in three weeks.

## 11. Communications

Council pulled the following communication item:11.4

- 11.1 Enbridge Gas Inc. - 2023 Rates Application - OEB Notice of Application
- 11.2 (BRA) Bluewater Recycling Association -July 21, 2022 - Report and Meeting Highlights

B. Willard declared a conflict on this item. (I, Barb Willard, hereby declare a pecuniary interest to Council Agenda Item No.: 11.2, Item Title: Bluewater Recycling Association - July 21, 2022 - Report and Meeting Highlights the general nature thereof being: Place of Employment.)

11.3 Huron County - Notice of Public Information Session - Municipal Class Environmental Assessment for Improvements Airport Line/County Road 83

11.4 Township of Perth South - Invitation - Meeting and Kirkton-Woodham Pool Annual Family Fun Night

Councillor Oke noted previous engagement in Centralia and advised would forward to members of Council.

11.5 South Huron Arts Centre - Follow-up to request for funding

A. Neeb declared a conflict on this item. (I, Aaron Neeb, hereby declare a pecuniary interest to Council Agenda Item No.: 11.5, Item Title: South Huron Arts Centre Follow-up the general nature thereof being: I have family contracted to deliver programming at the South Huron Arts Centre this fall.)

11.6 Lucio Odorico - Follow-up - Queens Park

11.7 City of Brantford - Resolution - Seeking Prosperity and Partnership with Indigenous Nations

11.8 City of Brantford - Resolution - Potential threat to residential home ownership

11.9 Township of Mulmur - Resolution - Climate Emergency

11.10 Town of South Bruce Peninsula - Resolution - Physician Shortage in Ontario

**Motion:** 274-2022

**Moved:** J. Dietrich

**Seconded:** D. Faubert

**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. 49-2022 - Amend By-Law #33-2021 - to collect actual costs for the Arksey-Jaques Municipal Drain 2021

**Motion:** 275-2022

**Moved:** A. Neeb

**Seconded:** T. Oke

**That the South Huron Council gives first, second and third and final reading to By-Law #49-2022, being a by-law to amend By-Law #33-2021 to provide for collection of actual costs for construction of the Arksey-Jaques Municipal Drain 2021.**

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

- 14.2 By-Law No. 50-2022 - Zoning By-Law Amendment - Z04-2022 Miedema

**Motion:** 276-2022

**Moved:** B. Willard

**Seconded:** D. Faubert

**That the South Huron Council gives first, second and third and final reading to By-Law #50-2022, being a by-law to amend By-Law # 69-2018 of the Municipality of South Huron for lands described as Part Lot 10, Concession North Thames Road, Usborne Ward, Municipality of South Huron.**

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

- 14.3 By-Law No. 51-2022 - Her Majesty the Queen in Right of Canada - Active Transportation Fund Grant

Manager Currie noted the project end date is in 2023 and reporting to be completed in 2024.

**Motion:** 277-2022

**Moved:** A. Neeb

**Seconded:** B. Willard

**That the South Huron Council gives first, second and third and final reading to By-Law #51-2022, being a by-law to authorize an Agreement with Her Majesty the Queen in Right of Canada as represented by the Minister of Infrastructure and Communities for funding under the Active Transportation Fund Grant Agreement.**

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

- 14.4 By-Law No. 52-2022 - Appointment of By-Law Enforcement Officers - Property Standards Officers

**Motion:** 278-2022

**Moved:** D. Faubert

**Seconded:** M. Vaughan

**That the South Huron Council gives first, second and third and final reading to By-Law #52-2022, being a by-law to Appoint Municipal Law Enforcement Officers and Property Standards Officers for the Municipality of South Huron**

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

- 14.5 By-Law No. 53-2022 - Repeal By-Law 40-22 - Pickering Municipal Drain

The Clerk recommended not reading By-law 53-2022 at this time as the report related to this By-Law (Item 7.4.4) has been deferred to the September 6, 2022 Regular Council meeting.

**That the South Huron Council gives first, second and third and final reading to By-Law #53-2022, being a by-law to repeal By-Law 40-2022 to provide for a drainage works for the Pickering Municipal Drain 2022 in the Municipality of South Huron in the County of Huron.**

- 14.6 By-Law No. 54-2022 - Site Plan Agreement (Zehr SPC02-2022)

**Motion:** 279-2022

**Moved:** J. Dietrich

**Seconded:** M. Vaughan

**That the South Huron Council gives first, second and third and final reading to By-Law #54-2022, being a by-law to authorize the execution of a Site Plan Agreement between the Corporation of the Municipality of South Huron and Justin Zehr and Paul Zehr in the Municipality of South Huron in the County of Huron.**

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

- 14.7 By-Law No. 55-2022 - Subdivision Agreement (40T18002 Phase 2 - South Point Subdivision - Pinnacle)

**Motion: 280-2022**

**Moved: T. Oke**

**Seconded: A. Neeb**

**That the South Huron Council gives first, second and third and final reading to By-Law #55-2022, being a by-law to enter into a Subdivision Agreement between the Municipality of South Huron and 2695352 Ontario Inc. (40T18002 Phase 2 – South Point Subdivision).**

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

15. Confirming By-Law

- 15.1 By-Law No. 56-2022 – Confirming By-Law

**Motion: 281-2022**

**Moved: A. Neeb**

**Seconded: B. Willard**

**That the South Huron Council gives first, second and third and final reading to By-Law #56-2022, being a by-law to confirm matters addressed at the August 8, 2022 Council meeting.**

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

16. Adjournment

**Motion: 282-2022**

**Moved: J. Dietrich**

**Seconded: D. Faubert**

**That South Huron Council hereby adjourns at 8:43 p.m., to meet again on September 6, 2022 at 6:00 p.m. or at the Call of the Chair.**

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

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George Finch, Mayor

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Rebekah Msuya-Collison, Clerk