



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

Monday, December 4, 2023, 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
Marissa Vaughan, Councillor - Ward 1
Milt Dietrich, Councillor - Ward 1
Aaron Neeb, Councillor - Ward 2
Ted Oke, Councillor - Ward 3
- Member Regrets: Wendy McLeod-Haggitt – Ward 2
- Staff Present: Rebekah Msuya-Collison, Chief Administrative Officer/Deputy Clerk
Don Giberson, General Manager of Infrastructure and Development (remote)
Jeremy Becker, General Manager of Community and Emergency Services (remote)
Mike Rolph, Director of Building and Planning Services/Chief Building Official (remote)
Julia Warwick, Director of Finance/Treasurer (remote)
Scott Currie, Manager of Communications and Strategic Initiatives
Alex Wolfe, Acting Clerk
- Others Present: Craig Metzger, Huron County Senior Planner (remote)
Maureen Cole
Janet Baird-Jackson

1. Call to Order, O Canada & Land Acknowledgment

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

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

Motion: 474-2023

Moved: J. Dietrich

Seconded: M. Dietrich

That South Huron Council approves the Agenda as presented.

Disposition: Carried (6-0)

3. Disclosure of Pecuniary Interest and the General Nature Thereof

3.1 A. Neeb - Avon Maitland District School Board - Meeting Highlights of November 28, 2023

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.: 14.1, Item: Avon Maitland District School Board Meeting Highlights. The nature of my interest is as follows: I am an employee of the Avon Maitland District School Board.

4. Presentation

5. Delegations

5.1 Oakwood Links Lane - Proposed Grand Bend Trunk Sewer Extension

6:03 p.m. Janet Baird-Jackson provided a presentation to Council regarding the proposed Grand Bend Trunk Sewer Extension on behalf of Oakwood Links Lane residents. She noted their concerns relating to capacity need, the current real estate market and municipal finances. She mentioned the demographic analysis being undertaken by Huron County which would be helpful in identifying population trends and assist Council in decision making. She noted all data should be analyzed prior to proceeding with the oversizing of the sewer.

Motion: 475-2023

Moved: J. Dietrich

Seconded: M. Vaughan

That South Huron Council receives the delegation from Huron Standard Condominium Corporation #7 "Oakwood Links Lane"

regarding the proposed Grand Bend Trunk Sewer Extension as presented by Janet Baird-Jackson.

Disposition: Carried (6-0)

5.2 Maureen Cole - SHRC and Stephen Arena Accessibility and Building/Fire Code Requirements & Expectations

6:12 p.m. Maureen Cole provided a presentation to Council regarding her concerns at the SHRC and Stephen Arena including barrier free accessibility review, communal showers, and inspections of the facilities for community safety and wellbeing. She provided Council an overview of records she received through a Freedom of Information Request regarding inspections done at both arenas. She noted safety should be Council's number one priority.

Motion: 476-2023

Moved: T. Oke

Seconded: A. Neeb

That South Huron Council receives the delegation regarding the South Huron Recreation Centre (SHRC) and Stephen Arena Accessibility and Building/Fire Code Requirements & Expectations as presented by Maureen Cole.

Disposition: Carried (6-0)

6. Public Meeting

7. Minutes

7.1 Minutes of the Regular Council Meeting of November 20, 2023

6:24 p.m. Janet Baird-Jackson and Maureen Cole left the meeting.

Motion: 477-2023

Moved: T. Oke

Seconded: A. Neeb

That South Huron Council adopts the minutes of the Regular Council Meeting of November 20, 2023, as printed and circulated.

Disposition: Carried (6-0)

8. Councillor Board and Committee Reports

8.1 Upper Thames River Conservation Authority

8.1.1 Agenda Package of November 28, 2023 and the draft minutes of October 31, 2023

8.1.2 Draft 2024 Budget

Council discussed the 28% increase to the budget.

8.2 Committee of the Whole - Minutes of November 15, 2023

Motion: 478-2023

Moved: A. Neeb

Seconded: T. Oke

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

- **Upper Thames River Conservation Authority**
 - **Agenda Package of November 28, 2023**
 - **Draft Minutes of October 31, 2023**
 - **Draft 2024 Budget**
- **Committee of the Whole - Minutes of November 15, 2023**

Disposition: Carried (6-0)

Motion: 479-2023

Moved: M. Vaughan

Seconded: T. Oke

That Council direct staff to reach out to Jim Craigmile, the Joint Representative for Upper Thames River Conservation Authority to obtain more information on the percentage increase in the budget and category 3 services in the budget for South Huron.

Disposition: Carried (6-0)

8.3 Fire Service Advisory Committee - Draft Minutes of November 22, 2023

Council made a friendly amendment to have the report brought back to a Committee of the Whole for discussion.

Motion: 480-2023

Moved: T. Oke

Seconded: A. Neeb

That Council receive the draft minutes of the November 22, 2023, Fire Service Advisory Committee as presented and approve the Fire Service Advisory Committee's recommendations as follows:

- **That staff explore the following options in detail with Infrastructure Ontario (IO) regarding the Huron Park Fire Station (421 Canada Ave):**
 - **Transferring the ownership of lands back to IO, if acceptable; and**
 - **Declaration of surplus lands and releasing the property for purchase before the end date of the Restrictive Covenant agreement (2029); and**
- **That a detailed staff report be brought to Council at a Committee of the Whole outlining the options, for consideration.**

Disposition: Carried (6-0)

9. Staff Reports

9.1 Planning and Building Services

9.1.1 Craig Metzger, County of Huron Senior Planner - Housing Update to South Huron Official Plan and Zoning By-Law

Motion: 481-2023

Moved: A. Neeb

Seconded: T. Oke

That South Huron Council receive the report from Craig Metzger, Senior Planner re Housing Update to South Huron Official Plan & Zoning By-Law.

Disposition: Carried (6-0)

- 9.2 Fire and Community Services
- 9.3 Operations, Infrastructure and Development
- 9.4 General Government Services

9.4.1 Julia Warwick, Director of Financial Services/Treasurer - 2023
Carry Forward Projects

Motion: 482-2023

Moved: T. Oke

Seconded: J. Dietrich

That South Huron Council Receives the report from J. Warwick, Director of Financial Services re: 2023 Carry Over Projects; and

That South Huron Council authorizes that the following list of 2023 approved projects be carried forward to the 2024 fiscal year for completion and that the balance of the 2023 budget allowances for each of the respective projects be carried forward to the 2024 fiscal year;

- a. **Water/Wastewater Master Plan**
- b. **Active Transportation Grant**
- c. **2009 GMC Fire Command Unit Replacement**
- d. **Exeter Cemetery Fence Project**
- e. **Port Blake Revitalization**
- f. **Dashwood Community Centre (C.C.) Playground Equipment**
- g. **Stephen Arena – Evaporative Condenser Unit Replacement**
- h. **Stephen Arena – Chiller Replacement**
- i. **SHRC – Roof Replacement**
- j. **KW Pool - Accessibility**
- k. **Main St. N. Reconstruction – Connecting Links**
- l. **Centralia Community Centre (C.C.) Park Amenities**

m. **SHRC Upgrades**

Disposition: Carried (6-0)

9.4.2 Julia Warwick, Director of Financial Services/Treasurer - 2023 Year End Funds Transferred

Motion: 483-2023

Moved: A. Neeb

Seconded: M. Dietrich

That South Huron Council receives the report from Julia Warwick, Director of Financial Services re: 2023 Year End Funds Transfers; and

That South Huron Council authorizes the Treasurer to make the following financial adjustments at year-end:

- a. **That funds levied through the 2023 Capital and Operating Budgets approved by Council which are not spent as specified in the budget be transferred to the appropriate reserve;**
- b. **That accounting transfers of any 2023 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;**
- c. **That where funds approved in the 2023 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 (6-0)

9.4.3 Alex Wolfe, Acting Clerk - Land Lease Agreement with 2923 Huron Middlesex Royal Canadian Army Cadet Corp.

Staff clarified that the proposed location for the land lease is in the buffer zone between the landfill and adjoining property and that the cadets are using the property for survival skill training.

Motion: 484-2023

Moved: A. Neeb

Seconded: M. Vaughan

That Council receives the report from Alex Wolfe, Acting Clerk, re: Land Lease Agreement with 2923 Huron Middlesex Royal Canadian Army Cadet Corp; and

That South Huron Council approves the draft Land Lease Agreement with 2923 Huron Middlesex Royal Canadian Army Cadet Corp; and

That the required by-law be brought back for the required three readings.

Disposition: Carried (5-1)

9.4.4 Alex Wolfe, Acting Clerk - 2024 Council and Committee Meeting and Holiday Schedule

Council discussed the summer meeting dates.

Motion: 485-2023

Moved: A. Neeb

Seconded: M. Dietrich

That South Huron Council receives the report from Alex Wolfe, Acting Clerk re: 2024 Council Meeting and Holiday Schedule; and

That the 2024 Council Meeting and Holiday calendar be approved as presented.

Disposition: Carried (6-0)

10. Notices of Motion
11. Items for discussion arising from previous meetings
12. New Business
13. Mayor & Councillor Comments and Announcements

Councillor Neeb thanked the fire department for their response to recent fire calls in Exeter and reminded the public the importance of having a working smoke alarm.

Councillor Oke congratulated South Huron Minor Hockey on the Pink on the Rink Tournament over the weekend.

Deputy Mayor Dietrich noted that paved shoulders on County Road 83 to the green house and mentioned public education will need to be provided regarding the use of same.

Councillor Vaughan attended the Community Christmas concert in Exeter this past weekend, she noted it was a great concert and well attended.

Mayor Finch attended both the Exeter and Grand Bend Christmas concerts over the weekend, along with the play at the Centralia Tabernacle Church. He mentioned that he was helping out with the Beauty and the Beast play at the South Huron Rec Centre this weekend. Further, he also attended the Pink on the Rink Tournament over the weekend.

Councillor Oke mentioned the tickets to Beauty and the Beast were sold out.

14. Communications

Items 14.1, 14.2, 14.3, 14.4, 14.5, and 14.9 were pulled for discussion.

7:02 p.m. Councillor Neeb left the meeting.

14.1 Avon Maitland District School Board - Meeting Highlights of November 28, 2023

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.: 14.1, Item: Avon Maitland District School Board Meeting Highlights. The nature of my interest is as follows: I am an employee of the Avon Maitland District School Board.)

Councillor Oke noted Eco Exeter has done a lot of great work recently and asked if staff could have them attend a Council meeting so they could be formally recognized for the work they have been doing.

14.2 CVD Exeter Inc - Request - Servicing Agreement / Proposed Mixed-Use Subdivision

7:04 p.m. Councillor Neeb joined the meeting.

Motion: 486-2023

Moved: A. Neeb

Seconded: T. Oke

That South Huron Council direct a report back to provide Council an overview of the project and next steps for council consideration on the CVD Exeter Inc. request.

Disposition: Carried (6-0)

14.3 Correspondence - Proposed Grand Bend Trunk Sewer Extension

Councillor Vaughan thanked individuals for writing in to provide their comments.

14.3.1 Deborah Harland

14.3.2 Anne Donohoe

14.3.3 Colleen Church

14.3.4 Lawrence and Peggy Heaslip

14.3.5 Kathy Baiger

14.3.6 C Ann Robertson

14.3.7 M Crawford-Smith and R Hutton

14.3.8 Dave Betts

14.3.9 William Legge

14.3.10 Denise Mouter

14.3.11 John and Sue Lewis

14.3.12 Bill and Judi Weber

14.3.13 Don de Jong

14.3.14 Paul Trepanier

14.3.15 Wayne and Bente Bannon

14.3.16 Allan and Cathie Fradette

14.3.17 Bob Schram

14.4 Correspondence - Council Official Plan and Proposed Zoning Amendments

Councillor Vaughan thanked individuals for writing in to provide their comments.

14.4.1 Janet Kurasz

14.4.2 Denise Mouter

14.4.3 Sharon Denomme

14.4.4 Kathleen and Wayne Burgetz

14.4.5 Maureen Cole

14.4.6 Jessica Pegelo - Ministry of Transportation

- 14.5 Huron Clean Water Project Review Committee - Letter - Supporting Phragmites Management

Staff supports the initiative to manage invasive phragmites.

Motion: 487-2023

Moved: A. Neeb

Seconded: M. Vaughan

That South Huron Council support Huron Clean Water Project Review Committee's letter re: HCWP Helps Support Phragmites Management; and

That the resolution of support be forwarded to the Huron Clean Water Review Committee.

Disposition: Carried (6-0)

- 14.6 County of Prince Edward - Resolution - Stop the Ministry of the Environment, Conservation and Parks (MECP) proposal to expand the use of the permit-by-rule
- 14.7 Municipality of Shuniah - Resolution - Unnecessary Noise-Engine Brakes
- 14.8 Municipality of South Bruce - Resolution - Ontario Association of Sewage Industry Services (OASIS) Septage
- 14.9 Town of Aylmer - Resolution - Requesting Provincial Consideration for Amendments to the Residential Tenancies Act

Motion: 488-2023

Moved: A. Neeb

Seconded: T. Oke

That South Huron Council supports the Town of Aylmer's November 15, 2023 Resolution regarding Provincial Consideration for Amendments to the Residential Tenancies Act; and

That Council directs the resolution of support and originating correspondence be forwarded to the Premier, Minister of Municipal Affairs and Housing, Associate Minister of Housing, MMP Lisa Thompson, Association of Municipalities of Ontario and the Town of Aylmer.

Disposition: Carried (6-0)

14.10 Township of Coleman - Resolution - Conservation Officer Reclassification

14.11 Town of Orangeville - Resolution - Ontario Works Financial Assistance Rates

Motion: 489-2023

Moved: A. Neeb

Seconded: M. Dietrich

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

Disposition: Carried (6-0)

15. Closed Session

16. Report From Closed Session

17. By-Laws

17.1 By-Law No. 69-2023 - Assume Road - MacNaughton Drive

Motion: 490-2023

Moved: A. Neeb

Seconded: T. Oke

That the South Huron Council gives first, second and third and final reading to By-Law #69-2023, being a by-law to assume that Portion of MacNaughton Drive East of Andrew Street in the Municipality of South Huron.

Disposition: Carried (6-0)

17.2 By-Law No. 70-2023 - Police Services Contract

Motion: 492-2023

Moved: J. Dietrich

Seconded: M. Vaughan

The South Huron Council gives first, second and third and final reading to By-Law #70-2023, being a by-law to authorize the Mayor and Clerk to enter into an Amended Police Services Contract with the Solicitor General through the Ontario Provincial Police.

Disposition: Carried (5-1)

17.3 By-Law No.71-2023 - Cost Apportioning Agreement - Upper Thames River Conservation Authority (UTRCA)

Motion: 493-2023

Moved: T. Oke

Seconded: A. Neeb

That the South Huron Council defer consideration of By-Law #71-2023 (UTRCA Cost Apportioning Agreement) to a future Council meeting following receipt of further information on the UTRCA 2024 Budget and category 3 services.

Disposition: Carried (6-0)

17.4 By-Law No. 72-2023 - to amend the South Huron Official Plan

Motion: 494-2023

Moved: A. Neeb

Seconded: M. Dietrich

That the South Huron Council gives first, second and third and final reading to By-Law #72-2023, being a by-law to amend the South Huron Official Plan.

Disposition: Carried (6-0)

17.5 By-Law No. 73-2023 - to amend Zoning By-Law 69-2018

Motion: 495-2023

Moved: J. Dietrich

Seconded: A. Neeb

That the South Huron Council gives first, second and third and final reading to By-Law #73-2023, being a by-law to amend Zoning By-Law 69-2018.

Disposition: Carried (6-0)

18. Confirming By-Law

18.1 By-Law No. 74-2023 – Confirming By-Law

Motion: 496-2023

Moved: J. Dietrich

Seconded: M. Vaughan

That the South Huron Council gives first, second and third and final reading to By-Law #74-2023, being a by-law to confirm matters addressed at the December 4, 2023 Council meeting.

Disposition: Carried (6-0)

19. Adjournment

Motion: 497-2023

Moved: J. Dietrich

Seconded: A. Neeb

That South Huron Council hereby adjourns at 7:13 p.m., to meet again on December 18, 2023 at 6:00 p.m. or at the Call of the Chair.

Disposition: Carried (6-0)

George Finch, Mayor

Alex Wolfe, Acting Clerk