



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

Monday, November 18, 2024, 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
Wendy McLeod-Haggitt, Councillor - Ward 2
Ted Oke, Councillor - Ward 3

Staff Present: Rebekah Msuya-Collison, Chief Administrative Officer/Deputy Clerk
Jeremy Becker, General Manager of Community and Emergency Services (remote)
Erin Moore, Acting Director of Financial Services/Treasurer (remote)
Kate Farwell, Manager of Taxation & Revenue/ Deputy Treasurer (remote)
Scott Currie, Manager of Communications and Strategic Initiatives
Justin Finkbeiner, Talent and Workforce Manager (remote)
Kendra Webster, Legislative and Licencing Coordinator
Amanda Johnston, Manager of Community Services
Mannat Kaur, Financial Analyst (remote)
Alex Wolfe, Clerk

Others Present: Aimal Azeez, Rimkus (remote)
Abby and Jeff Hannah
Davin Heinbuck, ABCA

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: 462-2024

Moved: A. Neeb

Seconded: W McLeod-Haggitt

That South Huron Council approves the Agenda as presented.

Disposition: Carried (7-0)

3. Disclosure of Pecuniary Interest and the General Nature Thereof

None.

4. Presentation

4.1 Rimkus - Municipal Building Condition Assessment Reports

6:03 p.m. Aimal Azeez of Rimkus provided Council a high-level overview of the Municipal Building Condition Assessments Reports completed on fourteen Municipal sites, including facility condition index analysis, threshold reporting levels, anticipated project costs and estimate timelines for each site.

Motion: 463-2024

Moved: A. Neeb

Seconded: T. Oke

That South Huron Council receives the Rimkus presentation regarding the Municipal Building Condition Assessment Reports as presented by Aimal Azeez.

Disposition: Carried (7-0)

5. Delegations

5.1 Ausable Bayfield Conservation Authority - 2025 Budget

6:32 p.m. Davin Heinbuck provided Council with an overview of the draft 2025 ABCA budget including their budgeting process, proposed capital items and special benefitting levy. He provided information on the levy increase per capita and noted staffing payment movement on their grid.

Motion: 464-2024

Moved: M. Vaughan

Seconded: W McLeod-Haggitt

That South Huron Council receives the delegation from Ausable Bayfield Conservation Authority regarding the 2025 Budget as presented by Davin Heinbuck.

Disposition: Carried (7-0)

5.2 Abby and Jeff Hannah - Exeter Dog Park

6:43 p.m. Abby Hannah provided Council with information on community interest for a dog park in Exeter. She mentioned there is a need for a dog park within Exeter, it would provide opportunity for individuals and dogs to exercise and socialize, as well she noted concerns regarding individuals' ability to access the other dog parks within the municipality. She proposed temporary site locations, using outdoor areas of municipal property that are not used year-round until a permanent solution is found.

Motion: 465-2024

Moved: A. Neeb

Seconded: M. Vaughan

That South Huron Council receives the delegation from Abby and Jeff Hannah regarding a future dog park in Exeter.

Disposition: Carried (7-0)

6:57 p.m. Abby Hannah, Jeff Hannah, Davin Heinbuck and Legislative and Licencing Coordinator Webster left the meeting.

6. Public Meeting

7. Minutes

7.1 Minutes of the Budget Meeting of October 28, 2024 and Public and Regular Council Meeting of November 4, 2024

Motion: 466-2024

Moved: A. Neeb

Seconded: T. Oke

That South Huron Council adopts the minutes of the Budget Meeting of October 28, 2024 and the Public and Regular Council Meeting of November 4, 2024, as printed and circulated.

Disposition: Carried (7-0)

8. Councillor Board and Committee Reports

8.1 Special Purpose Committee - Wind Turbine Amenity Fee - Minutes of November 1, 2024

Motion: 467-2024

Moved: A. Neeb

Seconded: T. Oke

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

- **Special Purpose Committee - Wind Turbine Amenity Fee - Minutes of November 1, 2024**

Disposition: Carried (6-1)

Councillor Neeb called for a recorded vote.

Motion: 468-2024

Moved: A. Neeb

Seconded: T. Oke

That South Huron Council allocate \$25,000 from the Wind Turbine Amenity Fee towards the Sunset Community Foundation for distribution in 2024.

	For	Against
J. Dietrich		X
M. Vaughan		X
A. Neeb	X	
M. Dietrich		X
T. Oke	X	
G. Finch	X	
W. McLeod-Haggitt	X	
Results	4	3

Disposition: Carried (4 to 3)

9. Staff Reports

9.1 Planning and Building Services

9.2 Fire and Community Services

9.2.1 South Huron Recreation Centre Kitchen Exhaust Improvements
Tender Award

Motion: 469-2024

Moved: A. Neeb

Seconded: J. Dietrich

**That South Huron Council receives Staff Report CSD-11-2024
South Huron Recreation Centre Kitchen Exhaust
Improvements Tender Award; and
That South Huron Council accepts the tender received from
Jayden's Mechanical Ltd. in the amount of \$151,515.66
(excluding HST)**

Disposition: Carried (7-0)

9.2.2 South Huron Building Condition Assessment Reports

Staff noted that the Dashwood Community Centre Building Condition Assessment was completed by Bluewater and would be circulated. Staff were in touch with Perth South regarding the project for the Kirkton-Woodham Community Centre and Swimming Pool and were advised that Perth South would be completing the condition assessment for same.

Staff advised the reports would be used to assist with asset management and capital budgeting forecasts.

Councillor Vaughan called for a split of the motion.

Motion: 470-2024

Moved: A. Neeb

Seconded: T. Oke

**That South Huron Council receives Staff Report CSD-10-2024
South Huron Building Condition Assessment Reports**

Disposition: Carried (7-0)

Motion: 471-2024

Moved: A. Neeb

Seconded: T. Oke

That South Huron Council adopts the 2024 Building Condition Assessment Reports completed by Rimkus Consulting.

Disposition: Carried (4-3)

9.3 Operations, Infrastructure and Development

9.4 General Government Services

9.4.1 HR Annual Update Report

Motion: 472-2024

Moved: A. Neeb

Seconded: T. Oke

That South Huron Council receives Staff Report HR-03-2024 – HR Annual Update Report; and

That South Huron Council approve the Electronic Monitoring Policy and Vacation Administration Policy as presented.

Disposition: Carried (7-0)

9.4.2 2024 Third Quarter Operating Budget Variance Report

Motion: 473-2024

Moved: A. Neeb

Seconded: T. Oke

That South Huron Council receives Staff Report FIN19–2024 – 2024 Third Quarter Operating Budget Variance Report, for information.

Disposition: Carried (7-0)

9.4.3 2023 Annual Development Charges

Motion: 474-2024

Moved: T. Oke

Seconded: J. Dietrich

That South Huron Council receives Staff Report FIN20-2024 2023 Annual Development Charges, for information.

Disposition: Carried (7-0)

9.4.4 N.Geddes Poole Correspondence - Interest Owing

Motion: 475-2024

Moved: A. Neeb

Seconded: T. Oke

That South Huron Council receives Staff Report FIN-21-2024 N. Geddes Poole Correspondence – Interest Owing, for information.

Disposition: Carried (7-0)

Motion: 476-2024

Moved: T. Oke

Seconded: M. Vaughan

That staff investigate the interest the Municipality earned on the additional N Geddes Poole funds from June 2014 - September 2024 and bring a report back to Council for consideration.

Disposition: Carried (4-3)

9.4.5 2024 Council Expenses as of September 30, 2024

Motion: 477-2024

Moved: A. Neeb

Seconded: M. Vaughan

That South Huron Council receives Staff Report FIN22–2024 – 2024 Council Expenses as of September 30, 2024, for information.

Disposition: Carried (7-0)

9.4.6 2025 Council and Committee Meeting and Holiday Schedule

Motion: 478-2024

Moved: A. Neeb

Seconded: M. Dietrich

That South Huron Council receives Staff Report CL22-2024 - 2025 Council and Committee Meeting and Holiday Schedule;

and

That the 2025 Council Meeting and Holiday calendar be approved as amended, to include a Committee of Adjustment and/or Public meeting be added prior to the Regular Council meeting on July 14 and August 11, and remove (the Public/Committee of Adjustment) meetings proposed on July 7 and August 5.

Disposition: Carried (7-0)

10. Notices of Motion

10.1 Notice of Motion of November 4, 2024

Councillor Neeb called for a recorded vote.

Motion: 442-2024

Moved: A. Neeb

Seconded: M. Vaughan

Whereas council received report TSD-14-2024 Speed Reduction Pilot Project; and

Whereas the speed reduction pilot project reduced speeds on a section of Huron Street from Airport Line to Main Street; and

Whereas staff have observed a noticeable reduction in speeding and no impairment to the flow of traffic.

Therefore be it resolved that Council direct a report from staff be presented at a future council meeting proposing potential locations for reductions of speeds in urban areas in the Municipality of South Huron.

	For	Against
T. Oke	X	
A. Neeb	X	
M. Vaughan	X	
W McLeod-Haggitt	X	
M. Dietrich		X
J. Detrich		X
G. Finch	X	
Results	5	2

Disposition: Carried (5 to 2)

11. Items for discussion arising from previous meetings

11.1 Delegations from Previous Meeting

1. Tridon Properties Ltd. – Sol Haven Limited

12. New Business

13. Mayor & Councillor Comments and Announcements

Councillor Oke thanked the Lions Club and BIA for their work on the tree lighting and Santa Claus parade. He also thanked staff for their assistance with the Youth Market.

Councillor Neeb mentioned the Remembrance Day ceremony at the cenotaph as well as Santa Claus parade both had great turnouts.

Councillor Vaughan attended the Remembrance Day ceremony in Grand Bend, she mentioned an increase in individuals and organizations showing their support.

Councillor McLeod-Haggitt attended the Youth Market, she mentioned the vendors' ambition and their excitement for future opportunities. She also attended the Santa Claus parade and advised of the new BIA manager.

Mayor Finch advised he attended a BIA/OPP CamSafe presentation, the BBQ for the Tanner Steffler Foundation, Remembrance Day Ceremonies in both Exeter and Grand Bend, Burger King Grand Opening, Holiday Bizarre and Youth Market

at the Trivitt Church, International Silver Stick tournament, Santa Claus parade and Jessica's House Tribute Tree Event. He also accepted the Accessibility Award of Merit Barrier Free on behalf of South Huron from the Huron County Accessibility Committee for South Huron's work at the South Huron Recreation Centre for barrier-free access. He also congratulated staff, as well as James Eddington, who also received an award.

14. Communications

Items 14.1, 14.3, 14.5, and 14.6 were pulled for discussion.

14.1 2025 Rural Ontario Municipalities Association (ROMA) Conference - Delegation Form

Motion: 479-2024

Moved: W McLeod-Haggitt

Seconded: T. Oke

That staff submit a delegation request for the 2025 Annual ROMA Conference to:

- **Infrastructure of Ontario (housing enabling fund application - London Road south trunk sewer application)**
- **Minister of Health (advocate for CMHA - regional approach)**
- **Minister of Agriculture, Food and Agribusiness (introductions)**
- **Minister of Transportation (Connecting Link Funding)**

Disposition: Carried (7-0)

14.2 Good Roads 2025 Annual Conference Registration

14.3 Denise Morgan - Correspondence - Waive Outstanding Utility Bill

Council had a lengthy discussion.

14.4 Sunset Community Foundation - Correspondence - Follow up on Status of Agreement Request

14.5 Canadian Mental Health Association (CMHA) Thames Valley Addiction and Mental Health Services - Request - Ongoing funding for 2 positions

14.6 MTO - Correspondence - Potential Road Closures Required - MTO Works at Highway 4/Mt Carmel Drive

Motion: 480-2024

Moved: T. Oke

Seconded: A. Neeb

That staff bring a report back with information regarding MTO's Detour Route Request for Council consideration.

Disposition: Carried (6-1)

- 14.7 Multi-Municipal Energy Working Group - Correspondence - Chasing the Wind
- 14.8 City of Cambridge - Resolution - Homelessness, Mental Health, Safety and Addiction Crisis
- 14.9 Township of Puslinch - Resolution - Protection of Agriculture Lands and Sustainable Development in Relation to Provincial Projects and Excess Soil Management Practices

Motion: 481-2024

Moved: J. Dietrich

Seconded: A. Neeb

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

Disposition: Carried (6-1)

15. Closed Session

16. Report From Closed Session

17. By-Laws

17.1 By-Law No. 47-2024 - Ballantyne Municipal Drain 2024

Motion: 482-2024

Moved: M. Dietrich

Seconded: A. Neeb

That the South Huron Council gives third and final reading to By-Law #47-2024, being a by-law to provide for the Ballantyne Drain 2024 in the Municipality of South Huron.

Disposition: Carried (7-0)

17.2 By-Law No. 63-2024 - Zoning Amendment - Z04-2024 Windermere

Motion: 483-2024

Moved: T. Oke

Seconded: A. Neeb

That the South Huron Council gives first, second, third and final reading to By-Law #63-2024, being a by-law to amend By-Law #69-2018 of the Municipality of South Huron for lands described as Plan 376 Part Lot 1090 RP 22R7082 Parts 1 to 9, Exeter Ward, Municipality of South Huron.

Disposition: Carried (7-0)

17.3 By-Law No. 64-2024 - RZone Policy

Motion: 484-2024

Moved: A. Neeb

Seconded: T. Oke

That the South Huron Council gives first, second, third and final reading to By-Law #64-2024, being a by-law to adopt an RZone Policy.

Disposition: Carried (7-0)

18. Confirming By-Law

18.1 By-Law No. 65-2024 – Confirming By-Law

Motion: 485-2024

Moved: A. Neeb

Seconded: J. Dietrich

That the South Huron Council gives first, second, third and final reading to By-Law #65-2024, being a by-law to confirm matters addressed at the October 28, 2024 Budget Meeting and the November 18, 2024 Council meeting.

Disposition: Carried (7-0)

19. Adjournment

Motion: 486-2024

Moved: J. Dietrich

Seconded: A. Neeb

That South Huron Council hereby adjourns at 8:27 p.m., to meet again on December 2, 2024 at 6:00 p.m. or at the Call of the Chair.

Disposition: Carried (7-0)

George Finch, Mayor

Alex Wolfe, Clerk