



Corporation of the Municipality of South Huron
Minutes for the Special Meeting

Tuesday, November 19, 2024, 4:00 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
 Don Giberson, General Manager of Infrastructure and Development
 Mike Rolph, Director of Building and Planning Services/Chief Building Official
 Kendra Webster, Legislative and Licensing Coordinator
 Alex Wolfe, Clerk
- Others Present: Brad Walt GEI Consultants (remote)
 David Woodward, Lerner LLP
 Nancy Neale, Watson and Associates (remote)
 Tina Chitsindle, Watson and Associates (remote)

1. Meeting Called To Order
 Mayor Finch called the Special Meeting to order at [time].
2. Amendments to the Agenda, as Distributed and Approved by Council

Motion: 487-2024

Moved: A. Neeb

Seconded: M. Vaughan

That South Huron Council approves the Agenda as amended.

Disposition: Carried (7-0)

3. Disclosure of Pecuniary Interest and the General Nature Thereof

None.

4. Proposed Front-Ending Agreement for a Trunk Sanitary Sewer by Tridon Properties Ltd.

4.1 GEI Consultants

4:06 p.m. Brad Walt of GEI Consultants provided Council with an overview of their review of Tridon's proposed front-ending agreement, including their recommendations for revisions to the population allocations, and additional comments.

Staff provided the history of the construction of the Trunk Sewer including the Environmental Assessment Study completed in 2012, municipal investments (including provincial and federal grants) into the trunk sewer to date and the municipal engineer's involvement. Staff noted the proposed agreement before Council is based on flows whereas the previous agreement was based on incremental pipe size increase.

Motion: 488-2024

Moved: A. Neeb

Seconded: M. Dietrich

That South Huron Council receives the presentation of GEI Consultants regarding review of Tridon Properties Ltd. proposed front-ending agreement, presented by Brad Walt, C.E.T. for information.

Disposition: Carried (7-0)

4.2 Watson and Associates

4:40 p.m. Nancy Neale of Watson and Associates provided Council a high-level overview of their review of Tridon's proposed front-ending agreement. She provided a brief history regarding the current Development Charges study, requirements to enter into a front-ending agreement under the Development Charges Act, as well as different

funding mechanisms available to the Municipality to consider under the Municipal Act (Cost recovery By-Law can recover from any new growth or existing properties wanting to connect) or Development Charges Act (DC By-Law to recover funds from growth only).

Motion: 489-2024

Moved: T. Oke

Seconded: J. Dietrich

That South Huron Council receives the presentation of Watson and Associates regarding review of Tridon Properties Ltd. proposed front-ending agreement, presented by Nancy Neale for information.

Disposition: Carried (7-0)

4.3 Lernalers LLP

4:54 p.m. David Woodward of Lernalers provided an high-level overview of his review of Tridon's proposed front-ending agreement.

5:00 p.m. Nancy Neale left the meeting.

David reviewed prerequisites and features of the agreement including notice requirements for benefitting property owners, appeal rights and exemptions. He commented on prior investments of the Municipality and provided options available to the Municipality to consider under the Municipal Act or Development Charges Act.

Council had a lengthy discussion.

Motion: 490-2024

Moved: A. Neeb

Seconded: T. Oke

That South Huron Council receives the presentation of Lernalers LLP regarding review of Tridon Properties Ltd. proposed front-ending agreement, presented by David Woodward for information.

Disposition: Carried (7-0)

5. Closed Session

5:46 p.m. Legislative and Licensing Coordinator Webster and Brad Walt left the meeting.

Motion: 491-2024

Moved: A. Neeb

Seconded: W McLeod-Haggitt

That South Huron Council proceeds in Closed Session at 5:46 p.m. for the purpose of addressing: advice that is subject to solicitor-client privilege, including communications necessary for that purpose, and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality in accordance with subsection 239(2)(f) and (k); and

That the CAO, Clerk, GM of Infrastructure and Development, Director of Building/Planning Services, Municipal Solicitor David Woodward and Tina Chitsindle of Watson and Associates remain in attendance.

Disposition: Carried (7-0)

6. Report From Closed Session

7:25 p.m. Legislative and Licensing Coordinator Webster joined the meeting.

7:25 p.m. Council reconvened in open session and Mayor Finch reported out that Council met in Closed Session to consider matters it is permitted to do so under the Municipal Act, and as listed on today's Council Agenda. He noted that the following items were considered during the Closed Session: advice that is subject to solicitor-client privilege, including communications necessary for that purpose, and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. and minutes of October 7, 2024.

As a result, the closed meeting minutes of October 7, 2024, have been approved and the following resolution will be considered by Council in open session:

Councillor Neeb called for a recorded vote.

Motion: 492-2024

Moved: A. Neeb

Seconded: J. Dietrich

That South Huron Council expresses interest in an oversizing agreement for Phase 2 of the Grand Bend trunk sewer and authorizes the Chief Administrative Officer to negotiate an oversizing agreement to bring back for Council consideration, using the guiding principles referenced in the Closed session; and

That an oversizing agreement for Phase 2 of the Grand Bend Trunk Sewer be brought back for Council approval prior to approval of a Subdivision Agreement for the Sol Haven Subdivision.

	For	Against
G. Finch	X	
J. Dietrich	X	
M. Vaughan	X	
M. Dietrich	X	
A. Neeb	X	
W McLeod-Haggitt	X	
T. Oke	X	
Results	7	0

Disposition: Carried (7 to 0)

7. Adjournment

Motion: 493-2024

Moved: J. Dietrich

Seconded: A. Neeb

That South Huron Council hereby adjourns at 7:28 p.m.

Disposition: Carried (7-0)

George Finch, Mayor

Alex Wolfe, Clerk