



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

Monday, January 13, 2025, 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
Amanda Johnston, Community Services Manager (remote)
Scott Currie, Communications and Strategic Initiatives Manager
Alex Wolfe, Clerk
Kendra Webster, Legislative and Licensing Coordinator

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

CAO Msuya-Collison noted Item 15 - Closed Session was being removed from the agenda on the advice of the solicitor.

Motion: 01-2025

Moved: A. Neeb

Seconded: J. Dietrich

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. Presentation

5. Delegations

6. Public Meeting

7. Minutes

7.1 Minutes of the Public and Regular Council Meeting of December 9, 2024 and the Public and Regular Council Meeting of December 16, 2024

Motion: 02-2025

Moved: T. Oke

Seconded: M. Vaughan

That South Huron Council adopts the minutes of the Public and Regular Council Meeting of December 9, 2024 and the Public and Regular Council Meeting of December 16, 2024, as printed and circulated.

Disposition: Carried (7-0)

8. Councillor Board and Committee Reports

8.1 Ausable Bayfield Conservation Authority

8.1.1 Approved 2025 Budget

8.1.2 Draft Minutes of November 21, 2024 and Agenda Package of December 19, 2024

8.2 Dashwood Community Development Fund Committee - Draft Minutes of December 11, 2024

Motion: 03-2025

Moved: M. Vaughan

Seconded: T. Oke

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

- **Ausable Bayfield Conservation Authority**
 - **Correspondence - Approved 2025 Budget**
 - **Draft Minutes of November 21, 2024 and Agenda Package of December 19, 2024; and**
- **Dashwood Community Development Fund Committee - Draft Minutes of December 11, 2024**

Disposition: Carried (7-0)

9. Staff Reports

9.1 Planning and Building Services

9.1.1 Committee of Adjustment Appointment

Motion: 04-2025

Moved: A. Neeb

Seconded: W McLeod-Haggitt

That South Huron Council receives staff report BPS-01-2025-Committee of Adjustment Appointment; and

That the following members be appointed to the Committee of Adjustment for 2025: Councillor McLeod-Haggitt, Councillor Dietrich and Councillor Neeb.

Disposition: Carried (7-0)

9.2 Fire and Community Services

9.2.1 Town Hall and Library Cleaning Contract RFP Award

Motion: 05-2025

Moved: J. Dietrich

Seconded: A. Neeb

That South Huron Council receives Staff Report CSD-01-2025 Town Hall/Library Cleaning Services Request for Quote Award; and

That South Huron Council accepts the Request for Proposal received from Cheema Cleaning Services Ltd. in the amount of \$82,080.00 (excluding HST).

Disposition: Carried (7-0)

9.3 Operations, Infrastructure and Development

9.4 General Government Services

9.4.1 2025 Budget Adoption

6:07 p.m. Manager Johnston joined the meeting.

Acting Director Moore provided an overview of the 2025 budget adoption process, including budget priorities, pressures, highlights and initiatives. She provided a breakdown by ward of the proposed tax levy for 2025 and the actuals for 2024. Acting Director Moore advised that she could circulate information on the difference in tax rate ratios between rural and urban wards.

Motion: 06-2025

Moved: J. Dietrich

Seconded: A. Neeb

That South Huron Council receives the 2025 Budget Adoption presentation.

Disposition: Carried (7-0)

9.4.2 Ontario Regulation 284/09 Budget Matters

Motion: 07-2025

Moved: A. Neeb

Seconded: T. Oke

That South Huron Council receives Staff Report FIN-01-2025 - Ontario Regulation 284/09 Budget Matters; and

That South Huron Council adopts this report which meets the requirements of Regulation 284/09.

Disposition: Carried (7-0)

9.4.3 Ballantyne Municipal Drain 2024 Tender

Motion: 08-2025

Moved: J. Dietrich

Seconded: M. Dietrich

That South Huron Council receives Staff Report CL-01-2025 - Ballantyne Municipal Drain 2024 Tender Results; and

That South Huron Council award the tender for construction and improvement of the Ballantyne Municipal Drain 2024 to A. G. Hayter Contracting Ltd in the amount of \$41,665.00 plus HST.

Disposition: Carried (7-0)

9.4.4 Eric Campbell Ford Lincoln Ltd - Request - Corner of Highway 83 and Highway 4

Motion: 09-2025

Moved: T. Oke

Seconded: A. Neeb

That South Huron Council receives Staff Report CAO#01-2025 Eric Campbell Ford Lincoln Ltd – Request – Corner of Highway 83 and Highway 4; and

That South Huron approves the draft Licence Agreement with Eric Campbell Ford Lincoln Ltd; and

That the By-Law be brought back for the required three readings.

Disposition: Carried (7-0)

10. Notices of Motion

11. Items for discussion arising from previous meetings

11.1 Delegation from December 16, 2024 Meeting

1. Upper Thames River Conservation Authority – 2025 Budget

11.2 Continuation of December 16, 2024 OP Public Meeting - Set at the Call of the Chair for January 27, 2025 at 4:00 p.m.

12. New Business

13. Mayor & Councillor Comments and Announcements

Councillor McLeod-Haggitt noted that the South Huron Community Angels Project with Noah's Ark provided Christmas presents and food hampers to approximately 320 families.

Mayor Finch advised he, CAO Msuya-Collison and General Manager Giberson met with the MTO virtually for a pre-ROMA meeting. He participated in the Mount Carmel Christmas Parade along with Deputy Mayor Dietrich. Mayor Finch brought greetings at the Exeter Bible Fellowship and attended the Exeter Legion for one of their community meals.

14. Communications

14.1 Ministry of Municipal Affairs and Housing - Correspondence - Code of Conduct

14.2 Ministry of Municipal Affairs and Housing - Correspondence - Additional Funding

14.3 Ministry of Infrastructure - Correspondence - Follow-up to 2024 AMO Delegation

14.4 AMO - 2025 Conference

Motion: 10-2025

Moved: W McLeod-Haggitt

Seconded: A. Neeb

That South Huron Council authorizes the Clerk to complete registrations for the 2025 Annual AMO General Meeting and Conference held August 17-20, 2025 for the following members of Council: Mayor Finch, Deputy Mayor Dietrich, Councillor McLeod-Haggitt, Councillor Oke and Councillor Dietrich.

Disposition: Carried (7-0)

14.5 Tammy Comeau - Request - Exemption to the Animal Control By-Law (21-2018)

Council discussed the limit of animals permitted in the Animal Control By-Law.

Motion: 11-2025

Moved: W McLeod-Haggitt

Seconded: M. Vaughan

That staff include the Animal Control By-Law as a priority in the By-Law Enforcement Review to be brought back for Council consideration.

Disposition: Carried (4-3)

- 14.6 Travis Elder - Correspondence - Q4 Utility Bill

Staff advised they have not seen any municipalities or utility companies waiving late fees due to the postal strike.

- 14.7 Exeter Legion Br.167 - Request - 2025-2026 Seniors Community Grant Program Support

Motion: 12-2025

Moved: A. Neeb

Seconded: J. Dietrich

That South Huron Council provide a letter of support for the Exeter Legion Branch 167's application to the Veterans Stream 2025-2026 Seniors Community Grant Program.

Disposition: Carried (7-0)

- 14.8 Rob Reid - Correspondence - Huron Shores Area Transit

Staff advised there were no updates at this time, and that information would be brought back when it is provided.

- 14.9 Sunset Community Foundation - Correspondence - Thank You for Your Generous Support of the South Huron Vitality Fund

- 14.10 United Way Perth-Huron - Request - Coldest Night of the Year 2025

Motion: 13-2025

Moved: W McLeod-Haggitt

Seconded: A. Neeb

That South Huron Council waive the non-refundable administration fee for the Special Event Permit for the 2025 Coldest Night of the Year walk.

Disposition: Carried (7-0)

- 14.11 West Coast Active Living - Invitation - 2025 Volunteer Recognition Event

Staff advised the Community and Volunteer Appreciation Committee is meeting next week and will be discussing this item and will bring back any recommendations for Council consideration.

- 14.12 Huron County Council - Minutes of December 4, 2024 and Draft Minutes of December 18, 2024
- 14.13 Middlesex County - Correspondence - Middlesex County Official Plan Update - Section 26 Special Meeting of Council
- 14.14 Township of East Garafraxa - Resolution - Regulating Exotic Animals and Licensing Zoos

Motion: 14-2025

Moved: M. Vaughan

Seconded: W McLeod-Haggitt

That South Huron Council supports the October 22, 2024 Resolution of the Township of East Garafraxa and April 2, 2024 Resolution of the Town of Kirkton Lake regarding regulating exotic animals; and

That a copy of this supporting resolution and original documentation be circulated to the Premier of Ontario, Ontario Solicitor General, Ontario Minister of Natural Resources and Forestry, MPP Thompson, AMO, AMCTO, MLEAO, Township of East Garafraxa and Town of Kirkton Lake.

Disposition: Carried (7-0)

- 14.15 Municipality of Kincardine - Resolution - Property Taxation Implications Related to Non-Market Valuation of Electricity Industry Properties
- 14.16 Township of Puslinch - Resolution - TAPMO Letter Regarding Pre-Budget Announcement

Motion: 15-2025

Moved: M. Vaughan

Seconded: T. Oke

Whereas the Ministry of Finance has introduced a one-time \$7 million reduction in education taxes in 2024, a subsidy that will be absorbed by the province through a 95% reduction in education taxes—marking the first such subsidy provided by the province to any industry;

Whereas the Ministry of Finance's plans to introduce a new aggregate property sub-class in 2025, which is set to provide a \$6 million subsidy to the aggregate industry, with \$3 million of that subsidy being transferred back to the municipal (primarily residential) tax base, raises serious concerns about the fairness and equity of the system;

Whereas the claims that the new sub-class will provide tax stability and predictability seem hollow and do not address the systemic inequities in the taxation framework, which continues to shift an undue burden onto municipal taxpayers, particularly those in rural areas who host these aggregate operations;

Whereas there is significant concern that the government's actions prioritize the interests of the aggregate industry over the financial realities faced by municipalities and their residents, and that this shift in burden undermines public trust in the fairness and integrity of Ontario's legal and tax frameworks;

Whereas TAPMO has presented evidence demonstrating that the aggregate industry is financially capable of meeting its tax obligations, including substantial profits and royalty payments made by industry leaders, further undermining the need for these subsidies;

Whereas the municipal taxpayer should not bear the cost of correcting a past error in assessment methodology that unfairly benefited the aggregate industry, and the new property tax class ratio risks further undermining the principle of revenue neutrality and eroding confidence in Ontario's legal and tax systems;

Therefore be it resolved that the Council of the Municipality of South Huron strongly objects to the undue burden being placed on municipal taxpayers to subsidize the aggregate industry, and calls on the provincial government to:

1. Reevaluate and correct the misguided subsidies being provided to the aggregate sector, and ensure that future tax policies are fair, equitable, and consistent for all taxpayers.

- 2. Uphold the principles of revenue neutrality in the aggregate tax framework and ensure that any new tax classifications or methodologies do not result in a net loss of revenue for municipalities, especially those that are already facing significant financial challenges.**
- 3. Commit to meaningful reform that ensures fairness and consistency across all sectors of the economy and actively engages municipalities and taxpayers in a transparent and inclusive process, rather than catering to the demands of the aggregate industry.**
- 4. Take immediate action to correct the existing inequities in the tax framework, ensuring that the burden of this correction is not unjustly shifted to municipal taxpayers, particularly those in rural communities who host these operations.**
- 5. Respect and uphold the integrity of the legal process by honouring the decisions of the Divisional Court and ensuring that all assessment methodologies are transparent, accountable, and based on a fair and balanced approach.**

Further, be it resolved that the Council of the Municipality of South Huron supports TAPMO's call for the provincial government to adopt reforms that prioritize the needs and fairness of municipal taxpayers and to ensure that the aggregate sector contributes its fair share to the province's tax base; and

Further be it resolved that this resolution be forwarded to the Minister of Finance, the Minister of Municipal Affairs and Housing, local school boards, AMO, ROMA, Local MPP, all Ontario Municipalities and the Municipal Property Assessment Corporation.

Disposition: Carried (7-0)

Motion: 16-2025

Moved: A. Neeb

Seconded: J. Dietrich

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

Disposition: Carried (7-0)

15. Closed Session

16. Report From Closed Session

17. By-Laws

17.1 By-Law No. 01-2025 - Municipal Borrowing of Current Expenditures

Motion: 17-2025

Moved: A. Neeb

Seconded: M. Dietrich

That South Huron Council gives first, second, third and final reading to By-Law #01-2025, being a by-law for Municipal Borrowing of Current Expenditures.

Disposition: Carried (7-0)

17.2 By-Law No. 02-2025 - Adopt 2025 Budget

Motion: 18-2025

Moved: J. Dietrich

Seconded: A. Neeb

That South Huron Council gives first, second, third and final reading to By-Law #02-2025, being a by-law to adopt the 2025 Budget for the Municipality of South Huron.

Disposition: Carried (7-0)

17.3 By-Law No. 03-2025

Motion: 19-2025

Moved: J. Dietrich

Seconded: A. Neeb

That South Huron Council gives first, second, third and final reading to By-Law #03-2025, being a by-law to authorize entering into an Agreement with Rodeo Management Group Inc. for the provision of the Rodeo Performances at the 2025 Annual Exeter Rodeo Event.

Disposition: Carried (7-0)

17.4 By-Law No. 04-2025 - Strategic Asset Management Policy

Motion: 21-2025

Moved: T. Oke

Seconded: A. Neeb

That South Huron Council gives first, second, third and final reading to By-Law #04-2025, being a by-law to adopt a Strategic Asset Management Policy.

Disposition: Carried (7-0)

17.5 By-Law No. 05-2025 - Ontario Transfer Payment Agreement (Fire Protection Grant)

Motion: 22-2025

Moved: T. Oke

Seconded: M. Vaughan

That South Huron Council gives first, second, third and final reading to By-Law #05-2025, being a by-law to authorize entering into an Ontario Transfer Payment Agreement with His Majesty the King in Right of Ontario as represented by the Office of the Fire Marshal for the provision of a Fire Safety Grant Transfer Payment.

Disposition: Carried (7-0)

18. Confirming By-Law

18.1 By-Law No. 06-2025 – Confirming By-Law

Motion: 23-2025

Moved: M. Dietrich

Seconded: M. Vaughan

That the South Huron Council gives first, second, third and final reading to By-Law #06-2025, being a by-law to confirm matters addressed at the January 13, 2025 Council meeting.

Disposition: Carried (7-0)

19. Adjournment

Motion: 24-2025

Moved: J. Dietrich

Seconded: A. Neeb

That South Huron Council hereby adjourns at 7:00 p.m., to meet again on February 3, 2025 at 6:00 p.m. or at the Call of the Chair.

Disposition: Carried (7-0)

George Finch, Mayor

Alex Wolfe, Clerk