



## **Corporation of the Municipality of South Huron**

### **Minutes for the Regular Council Meeting**

**Tuesday, September 3, 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  
Ted Oke, Councillor - Ward 3

Member Regrets: Wendy McLeod-Haggitt, Councillor - 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  
Mike Rolph, Director of Building and Planning Services/Chief Building Official (remote)  
Erin Moore, Acting Director of Financial Services/Treasurer (remote)  
Scott Currie, Manager of Communications and Strategic Initiatives  
Amanda Johnston, Manager of Community Services  
Kendra Webster, Legislative & Licensing Coordinator

Others Present: Celina McIntosh, Huron County Planner  
 Brad Borland, affected property owner for the Ballantyne Drain  
 Nancy Hodgert, affected property owner for the Ballantyne Drain  
 Steven Hern, affected property owner for the Brock-Hern Drain  
 Bill Dietrich, Dietrich Engineering  
 Don De Jong, Tridon Properties Ltd.  
 Megan Farish, Grit Engineering Inc.

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:** 344-2024

**Moved:** M. Vaughan

**Seconded:** T. Oke

**That South Huron Council approves the Agenda as presented.**

**Disposition: Carried (6-0)**

3. Disclosure of Pecuniary Interest and the General Nature Thereof

None.

4. Presentation

4.1 Drainage Act - Meeting to Consider Engineer's Report

At 6:04 p.m. the meeting to consider began. The Clerk noted that the purpose of this meeting is to discuss the technical aspects of the Ballantyne Municipal Drain 2024. She noted Council would entertain questions regarding the work proposed in the Report and/or the total cost of the work. She noted that petitioners have an opportunity to withdraw their name from the petition and other owners that benefit from the drain are given an opportunity to add their name to the petition.

She noted the meeting was also to discuss the technical aspects of a minor improvement project for the Brock-Hern Municipal Drain 2024. Council would consider input from the requesting property owner, local conservation authority or other prescribed persons.

4.1.1 Ballantyne Municipal Drain 2024

William Dietrich, P. Eng, presented a summary of the report to Council and noted on-site and information meetings that were held to discuss concerns and issues.

Nancy Hodgert and Brad Borland, owners affected by the proposed work attended the meeting but did not provide any comments.

There were no withdrawals or additions given to the Clerk by petitioners or benefiting owners.

**Motion:** 345-2024

**Moved:** J. Dietrich

**Seconded:** M. Dietrich

**That South Huron Council receives the presentation by Mr. W. Dietrich, P. Eng.; and,**

**That South Huron Council authorizes staff to initiate the tender process following the Court of Revision and expiry of any applicable appeal periods, if required, for the new drainage systems known as the Ballantyne Municipal Drain 2024.**

**Disposition: Carried (6-0)**

#### 4.1.2 Brock-Hern Municipal Drain 2024

William Dietrich, P. Eng, presented a summary of the report to Council. He noted that this work has been initiated by the landowner and provided an overview of the new section of the Drainage Act for small projects.

Steven Hern, the owner of the property affected by the proposed work attended the meeting but did not provide any comments.

**Motion:** 346-2024

**Moved:** T. Oke

**Seconded:** A. Neeb

**That South Huron Council receives the presentation by Mr. W. Dietrich, P. Eng.; and**

**That South Huron Council authorizes staff to initiate the informal quotation process following the expiry of any**

**applicable appeal periods, if required, for the new drainage systems known as the Brock-Hern Municipal Drain 2024.**

**Disposition: Carried (6-0)**

6:13 p.m. The meeting to consider ended and Bill Dietrich, Steven Hern, Brad Borland and Nancy Hodgert left the meeting.

5. Delegations

5.1 Tridon Properties Limited - Sol Haven Community Front Ending Agreement for Trunk Sewer Extension

6:13 p.m. Don De Jong and Megan Farish provided Council with a status update on work completed for the Sol Haven Subdivision to date, and an overview of their request to Council for a front-end services agreement.

Council inquired about schedule "E" to the draft agreement and how the reimbursement rate would be determined. Mr. De Jong provided clarification on schedule "E" to the draft agreement, he advised the draft outlined the overall catchment plan, and the updated version would match the revised Official Plan.

**Motion:** 347-2024

**Moved:** A. Neeb

**Seconded:** J. Dietrich

**That South Huron Council receives the delegation regarding the Sol Haven Community Trunk Sewer Front Ending Agreement as presented by Megan Farish and Don De Jong.**

**Disposition: Carried (6-0)**

6. Public Meeting

7. Minutes

7.1 Minutes of the Regular Council Meeting of August 12, 2024

6:40 p.m. Don De Jong and Megan Farish left the meeting.

**Motion:** 348-2024

**Moved:** T. Oke

**Seconded:** A. Neeb

**That South Huron Council adopts the minutes of the Regular Council Meeting of August 12, 2024, as printed and circulated.**

**Disposition: Carried (6-0)**

8. Councillor Board and Committee Reports

- 8.1 Exeter Business Improvement Area (BIA) - Minutes of July 10, 2024, and August 6, 2024

**Motion:** 349-2024

**Moved:** A. Neeb

**Seconded:** J. Dietrich

**That South Huron Council receives the Exeter Business Improvement Area (BIA) Minutes of July 10, 2024, and August 6, 2024; and**

**That South Huron Council approve the recommendation of the Exeter Business Improvement Area (BIA) that Jayme Lamoureux be appointed as a Director for the Exeter BIA.**

**Disposition: Carried (6-0)**

- 8.2 Upper Thames River Conservation Authority

- 8.2.1 Board of Directors - Draft Minutes of June 25, 2024, and Agenda Package of August 27, 2024, and

- 8.2.2 Hearing Committee - Draft Minutes of May 28, 2024, and Agenda Package of August 27, 2024

- 8.3 Committee of Adjustment - Draft Minutes of August 6, 2024

**Motion:** 350-2024

**Moved:** A. Neeb

**Seconded:** T. Oke

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

- **Upper Thames River Conservation Authority**
  - **Board of Directors - Draft Minutes of June 25, 2024, and Agenda Package of August 27, 2024**

- **Hearing Committee - Draft Minutes of May 28, 2024, and Agenda Package of August 27, 2024**
- **Committee of Adjustment - Draft Minutes of August 6, 2024**

**Disposition: Carried (6-0)**

9. Staff Reports

9.1 Planning and Building Services

9.1.1 Celina McIntosh, Huron County Planner - Disputed Severance C51-2024 (Regier)

Planner McIntosh provided a high-level overview on when comprehensive severance policies began (1973) to apply across the County. She also clarified the reasoning for noting potential conditions within the report should Council wish to recommend approval of the application.

Council split the recommendation.

**Motion: 351-2024**

**Moved:** M. Dietrich

**Seconded:** J. Dietrich

**That South Huron Council receives the report from Celina McIntosh, Planner re: Disputed Severance C51-2024 (Regier).**

**Disposition: Carried (6-0)**

**Motion: 352-2024**

**Moved:** M. Dietrich

**Seconded:** J. Dietrich

**That South Huron Council recommend to the County of Huron that the application C51-2024 be denied since it does not meet the policies for a surplus residence severance.**

**Disposition: Defeated Lost (0-6)**

**Motion: 353-2024**

**Moved:** T. Oke

**Seconded:** M. Vaughan

**That South Huron Council recommends to Huron County Council that Consent for file C51-2024 (Regier) be approved with the potential conditions listed in the Planner's Report dated August 27, 2024.**

**Disposition: Carried (6-0)**

- 9.1.2 Vanessa Culbert, Planning Coordinator - Subdivision Road Naming (Windermere, Huron Park and Sol Haven)

6:52 p.m. Planner McIntosh left the meeting.

**Motion:** 354-2024

**Moved:** T. Oke

**Seconded:** A. Neeb

**That South Huron Council receives the report from Vanessa Culbert, Planning Coordinator regarding Subdivision Road Naming (Windermere, Sol Haven and Huron Park); and**

**That Council approve the road names for Windermere Subdivision in Exeter as Armstrong Street and Ambleside Street, Pryde Boulevard and Eastern Ave; and**

**That Council approve the road names for Huron Park as McCurdy Avenue and Silver Dart Way; and**

**That Council approves the road names for Sol Haven Subdivision in Grand Bend as Dearing Drive and Sullivan Drive.**

**Disposition: Carried (6-0)**

- 9.1.3 Mike Rolph, Director of Building and Planning Services / Chief Building Official - Shared Services Agreement between South Huron and Perth South

**Motion:** 355-2024

**Moved:** A. Neeb

**Seconded:** T. Oke

**That the Report from Mike Rolph Director of Building and Planning, Chief Building Official re: Shared Services Agreement between South Huron and Perth South be received, and**

**That Council approve the Shared Services Agreement for the provision of enforcement of the Building Code Act between the Municipality of South Huron and the Township of Perth South, and**

**That the necessary By-law be forwarded to Council for the required three readings.**

**Disposition: Carried (6-0)**

## 9.2 Fire and Community Services

### 9.2.1 Jeremy Becker, General Manager of Community and Emergency Services - Fire Protection Grant 2024

6:55 p.m. Director Rolph left the meeting.

**Motion: 356-2024**

**Moved: T. Oke**

**Seconded: M. Vaughan**

**That Council receives the report of Jeremy Becker, General Manager of Community & Emergency Services re: Ontario Government Fire Protection Grant 2024 and,**

**That Council authorizes the submission of a funding application to the Fire Protection Grant 2024-2025 to support Cancer Prevention Efforts.**

**Disposition: Carried (6-0)**

### 9.2.2 Jeremy Becker, General Manager of Community and Emergency Services - SHRC Exterior Steel Replacement Tender Award

**Motion: 357-2024**

**Moved: A. Neeb**

**Seconded: M. Dietrich**



**That South Huron Council receives the report of Jeremy Becker, General Manager of Community & Emergency Services re: SHRC Exterior Steel Replacement Tender Award; and**

**That South Huron Council accepts the tender from Everest Masonry Corp. 1000378194 of Woodbridge Ontario in the amount of \$102,830.00 including HST.**

**Disposition: Carried (6-0)**

### 9.3 Operations, Infrastructure and Development

#### 9.3.1 Don Giberson, General Manager of Infrastructure & Development - Contract Extension for 2024 CCTV Sewer Inspection and Flushing Services

**Motion: 358-2024**

**Moved: A. Neeb**

**Seconded: M. Dietrich**

**That South Huron Council receive the report from Don Giberson, General Manager of Infrastructure and Development re: Contract Extension for 2024 CCTV Sewer Inspection and Flushing Services; and**

**That South Huron Council authorizes the extension of PipeTek Infrastructure Services Inc. contract for 2024 CCTV Inspection and Sewer Flushing in the amount of \$71,906.95 (including HST).**

**That South Huron Council authorizes an amendment to GMBLuePlan Engineering services contract to provide support services for the 2024 CCTV Inspection and Sewer Flushing program in the amount of \$20,260.90 (including HST).**

**Disposition: Carried (6-0)**

#### 9.3.2 Don Giberson, General Manager of Infrastructure & Development - Grand Bend Sanitary Trunk Sewer Extension - Tridon proposed Front-ending Agreement

Councillor Vaughan called for a split of the recommendations.

**Motion:** 359-2024

**Moved:** A. Neeb

**Seconded:** T. Oke

**That South Huron Council receive the report from Don Giberson, General Manager of Infrastructure and Development re: Grand Bend Sanitary Trunk Sewer Extension – Tridon Properties Ltd. proposed Front-ending Agreement.**

**Disposition:** Carried (6-0)

Council had a detailed discussion.

**Motion:** 360-2024

**Moved:** A. Neeb

**Seconded:** T. Oke

**That South Huron Council directs staff to have the agreement reviewed and bring back a report to Council.**

**Disposition:** Carried (4-2)

#### 9.4 General Government Services

##### 9.4.1 Erin Moore, Acting Director of Financial Services / Treasurer - Annual Investment Report

**Motion:** 361-2024

**Moved:** A. Neeb

**Seconded:** J. Dietrich

**That South Huron Council receives the report from Erin Moore, Acting Director of Financial Services/Treasurer re: Annual Investment Report for information only.**

**Disposition:** Carried (6-0)

##### 9.4.2 Kendra Webster, Legislative and Licencing Coordinator and Alex Wolfe, Clerk - Private Cemetery Support Framework

**Motion:** 362-2024

**Moved:** A. Neeb

**Seconded:** T. Oke

**That South Huron Council receives the report of Kendra Webster, Legislative and Licencing Coordinator and Alex Wolfe, Clerk re: Private Cemetery Support Framework; and**

**That Council approves the Private Cemetery Support Framework, in principle; and**

**That the necessary by-law be brought back to Council for the required three readings.**

**Disposition: Carried (6-0)**

- 9.4.3 Alex Wolfe, Clerk - Appoint Members to Court of Revision - Ballantyne Municipal Drain 2024

**Motion: 363-2024**

**Moved: A. Neeb**

**Seconded: T. Oke**

**That South Huron Council receives the report from Alex Wolfe, Clerk re: Appoint Members to Court of Revision for the Ballantyne Municipal Drain 2024; and**

**That South Huron Council hereby appoints the following three members Councillor Vaughan, Councillor Neeb, Councillor Dietrich, to the Court of Revision for the above Municipal Drain to be held on October 21, 2024, at 5:00 p.m.**

**Disposition: Carried (6-0)**

- 9.4.4 Alex Wolfe, Clerk - Brock-Hern Municipal Drain 2024 - Minor Improvement Process - Section 78(5) of the Drainage Act

**Motion: 364-2024**

**Moved: T. Oke**

**Seconded: A. Neeb**

**That South Huron Council receives the report from Alex Wolfe, Clerk re: Brock-Hern Municipal Drain 2024 - Minor Improvement Process - Section 78(5) of the Drainage Act; and**

**That Council approve the recommendation of Dietrich Engineering Limited that the activity meets the approval**

**process for minor improvements to drainage works as set out in O. Reg. 500/21; and**

**That Council authorizes staff to initiate the informal quotation process following the expiry of any applicable appeal period, if required, for the new drainage system known as Brock-Hern Municipal Drain 2024.**

**Disposition: Carried (6-0)**

10. Notices of Motion

11. Items for discussion arising from previous meetings

11.1 Delegations from August 12, 2024

1. Maureen Cole and Pat Redshaw – West Coast Active Living

12. New Business

12.1 Set Committee of the Whole

**Motion:** 365-2024

**Moved:** A. Neeb

**Seconded:** M. Vaughan

**That South Huron Council sets a Committee of the Whole for October 15, 2024, at 4:00 p.m.**

**Disposition: Carried (6-0)**

13. Mayor & Councillor Comments and Announcements

Councillor Oke mentioned the Kirkton Fall Fair is this weekend with several different events occurring throughout the weekend. He provided a brief overview of Council's attendance at AMO, including delegations, presentations and sessions that took place. He commented on a session held by three youths that spoke on the importance of engaging youth in municipal politics through social media platforms.

Councillor Vaughan attended the Official Plan open house held on August 29th on the lakeshore, she advised it was a well-attended event with lots of questions being answered by staff. She mentioned that Grand Bend is starting to reroute traffic for the start of bridge work.

Councillor Neeb mentioned that in listening to the youth presentation at AMO the Municipality is doing a good job but there is still room for improvement on the municipal communication strategy to get information out to the public.

GM Becker introduced Amanda Johnston as the new Community Services Manager.

14. Communications

Items 14.3, 14.4, 14.5 and 14.6 were pulled for discussion.

14.1 County of Huron - Correspondence - July 2024 Economic Development Department Monthly Report

14.2 Bruce Power - Correspondence - Notice of Commencement of Impact Assessment Submission of Bruce C Initial Project Description

14.3 Eric Campbell Ford Lincoln Ltd. - Request - Parking on Municipal Lands at the corner of Highway 83 and Highway 84

**Motion:** 366-2024

**Moved:** T. Oke

**Seconded:** J. Dietrich

**That South Huron Council direct a staff report be brought back regarding the request from Eric Campbell Ford Lincoln Ltd. to a future Council meeting.**

**Disposition: Carried (6-0)**

14.4 Exeter Lawn Bowling Club - Request - Letter of Support re: New Horizons for Seniors Grant Application

**Motion:** 367-2024

**Moved:** A. Neeb

**Seconded:** T. Oke

**That South Huron Council provide a letter of support for the Exeter Lawn Bowling Club's 2024 application for a New Horizons Grant.**

**Disposition: Carried (6-0)**

14.5 Kirkton Agricultural Society - Request - Exemption to the Noise By-Law (Kirkton Fall Fair)

**Motion:** 368-2024

**Moved:** T. Oke

**Seconded:** M. Dietrich

**That South Huron Council grant an exemption from Noise By-Law for the Kirkton Agricultural Society on Saturday September 7, 2024, to 1:00 a.m. for the Kirkton Fall Fair.**

**Disposition: Carried (6-0)**

- 14.6 Royal Canadian Legion Branch 167 - Request - Main Street Closure for Remembrance Sunday Cenotaph Service

**Motion:** 369-2024

**Moved:** A. Neeb

**Seconded:** J. Dietrich

**That South Huron Council hereby approve the temporary closure of roads for the route of the annual Legion Remembrance Parade to be held on Sunday, November 10, 2024, beginning at 9:45 am at the Legion, proceeding to the Cenotaph and returning to the Legion following the Cenotaph Ceremony; and**

**That South Huron Council purchase a wreath for both the Exeter and Grand Bend cenotaph ceremonies.**

**Disposition: Carried (6-0)**

- 14.7 West Coast Active Living Board - Correspondence - Follow Up on Delegation
- 14.8 City of Stratford - Invitation - Civic Night
- 14.9 City of Cambridge - Correspondence - Mental Health and Addictions
- 14.10 Township of Nairn and Hyman - Resolution - Concerns with the Transport and Deposition of Naturally Occurring Radioactive Material at the Agnew Lake Tailings Management Area (ALTMA)
- 14.11 City of Quinte West - Resolution - The Canada Community-Building Fund
- 14.12 Township of Stirling Rawdon - Resolution - Public Sector Salary Disclosure

**Motion:** 370-2024

**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. 43-2024 - Fleet Management Policy

Council inquired about buying vs. leasing. Staff advised that is kept on staff radar.

**Motion:** 340-2024

**Moved:** A. Neeb

**Seconded:** J. Dietrich

**That the South Huron Council gives first, second and third and final reading to By-Law #43-2024, being a By-law to adopt a Fleet Management Policy.**

**Disposition: Carried (6-0)**

17.2 By-Law No. 45-2024 - Designate a Pedestrian Crossover

**Motion:** 341-2024

**Moved:** A. Neeb

**Seconded:** T. Oke

**That the South Huron Council gives first, second and third and final reading to By-Law #45-2024, being a by-law to Designate a Pedestrian Crossover on a Connecting Link Under the Jurisdiction of the Ministry of Transportation.**

**Disposition: Carried (6-0)**

17.3 By-Law No. 46-2024 - By-Law Enforcement Officers

**Motion:** 342-2024

**Moved:** A. Neeb

**Seconded:** J. Dietrich

**That the South Huron Council gives first, second and third and final reading to By-Law #46-2024, being a By-law to Amend By-Law 52-2022 to Appoint Municipal Law Enforcement Officers and Property Standards Officers for the Municipality of South Huron.**

**Disposition: Carried (6-0)**

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

**Motion:** 343-2024

**Moved:** A. Neeb

**Seconded:** M. Dietrich

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

**Disposition: Carried (6-0)**

17.5 By-Law No. 48-2024 - Brock-Hern Municipal Drain 2024

**Motion:** 344-2024

**Moved:** M. Dietrich

**Seconded:** A. Neeb

**That South Huron Council gives first and second reading to By-Law 48-2024, being a by-law to provide for the Brock-Hern Municipal Drain 2024 in the Municipality of South Huron.**

**Disposition: Carried (6-0)**

18. Confirming By-Law

18.1 By-Law No. 49-2024 – Confirming By-Law

**Motion:** 345-2024



**Moved:** A. Neeb

**Seconded:** T. Oke

**That the South Huron Council gives first, second and third and final reading to By-Law #49-2024, being a by-law to confirm matters addressed at the September 3, 2024, Council meeting.**

**Disposition: Carried (6-0)**

19. Adjournment

**Motion:** 346-2024

**Moved:** J. Dietrich

**Seconded:** A. Neeb

**That South Huron Council hereby adjourns at 7:46 p.m., to meet again on September 16, 2024, at 6:00 p.m. or at the Call of the Chair.**

**Disposition: Carried (6-0)**

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George Finch, Mayor

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Alex Wolfe, Clerk