



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

Monday, December 16, 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
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
Erin Moore, Acting Director of Financial Services/Treasurer (remote)
Scott Currie, Manager of Communications and Strategic Initiatives
Stacey Jeffery, Community Relations Manager (remote)
Katie Rowe, Asset Management Analyst (remote)
Amanda Johnston, Manager of Community Services (remote)
Alex Wolfe, Clerk
- Others Present: Tracy Annett, Upper Thames River Conservation Authority
Jim Craigmile, Upper Thames River Conservation Authority

1. Call to Order, O Canada & Land Acknowledgment

Mayor Finch called the meeting to order at 6:01 p.m.

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

Motion: 522-2024

Moved: W McLeod-Haggitt

Seconded: M. Vaughan

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

5. Delegations

5.1 Upper Thames River Conservation Authority - 2025 Budget

6:04 p.m. Tracy Annett of the Upper Thames River Conservation Authority provided Council with a high-level overview of the proposed 2025 budget. This included a summary of programs and services, draft budget considerations, and proposed capital projects. She reviewed the category 1, 2 and 3 services the Conservation Authority provides, operating funding sources for all programs and services including municipal contributions and highlighted their phosphorus reduction program.

Motion: 523-2024

Moved: A. Neeb

Seconded: M. Dietrich

That South Huron Council receives the delegation from Upper Thames River Conservation Authority regarding the 2025 draft Budget as presented by Tracy Annett.

Disposition: Carried (7-0)

6. Public Meeting

7. Minutes

7.1 Minutes of the Budget Meeting of November 25, 2024

6:21 p.m. Tracy Annett and Jim Craigmile left the meeting.

Motion: 524-2024

Moved: A. Neeb

Seconded: T. Oke

That South Huron Council adopts the minutes of the Budget Meeting of November 25, 2024, as printed and circulated.

Disposition: Carried (7-0)

8. Councillor Board and Committee Reports

- 8.1 Ausable Bayfield Conservation Authority - Capital Asset Management Plan and Schedule A Category 3 Programs and Services
- 8.2 Grand Bend Area Joint Sewage Board - Minutes of October 10, 2024
- 8.3 Exeter Business Improvement Area (BIA) - Minutes of November 13, 2024
- 8.4 Upper Thames River Conservation Authority - Draft Minutes of November 26, 2024 and Agenda Package of December 17, 2024
- 8.5 Huron County OPP Detachment Board
 - 8.5.1 Minutes of October 2, 2024
 - 8.5.2 Remuneration Policy
 - 8.5.3 2025 Draft Budget

Motion: 525-2024

Moved: J. Dietrich

Seconded: T. Oke

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

- **Ausable Bayfield Conservation Authority - Capital Asset Management Plan and Schedule A Category 3 Programs and Services**
- **Grand Bend Area Joint Sewage Board - Minutes of October 10, 2024**
- **Exeter Business Improvement Area (BIA) - Minutes of November 13, 2024**

- **Upper Thames River Conservation Authority - Draft Minutes of November 26, 2024 and Agenda Package of December 17, 2024**
- **Huron County OPP Detachment Board**
 - **Minutes of October 2, 2024**
 - **Remuneration Policy**
 - **2025 Draft Budget**

Disposition: Carried (7-0)

8.6 Exeter Rodeo - Minutes of August 8, 2024 and Draft Minutes of December 10, 2024

Staff advised that the municipal contribution required for the Experience Ontario 2025 grant application would be met by entering into the contract with RMG for the 2025 Ram Rodeo.

Motion: 526-2024

Moved: T. Oke

Seconded: M. Vaughan

That South Huron Council receives the Exeter Rodeo Committee Minutes of August 8, 2024 and the Draft Minutes of December 10, 2024; and

That Council approves the following recommendations of the Exeter Rodeo Committee

- **That the 2025 Ram Rodeo contract from RMG to South Huron Council be approved and signed; and**
- **That an application be prepared and submitted for the Experience Ontario 2025 grant.**

Disposition: Carried (7-0)

9. Staff Reports

9.1 Planning and Building Services

9.1.1 Security Payment Options for Developments

Motion: 527-2024

Moved: A. Neeb

Seconded: T. Oke

That South Huron Council receives Staff Report BPS-013-2024 Security Payment Options for Developers, for information.

Disposition: Carried (7-0)

9.2 Fire and Community Services

9.3 Operations, Infrastructure and Development

9.4 General Government Services

9.4.1 Strategic Asset Management Policy 2024

Motion: 528-2024

Moved: A. Neeb

Seconded: J. Dietrich

That South Huron Council receives Staff Report FIN-26-2024 Strategic Asset Management Policy 2024 Update; and

That Council approves the revised Strategic Asset Management Policy; and

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

Disposition: Carried (7-0)

9.4.2 Marriage Licence Modernization Program

Motion: 529-2024

Moved: A. Neeb

Seconded: W McLeod-Haggitt

That South Huron Council receives Staff Report CL23-2024 Marriage Licence Modernization Program; and

That South Huron Council supports the Municipality's participation in Phase 2 of the Marriage Licence Modernization Program; and

That the By-Law be forwarded to Council for the required three readings.

Disposition: Carried (7-0)

9.4.3 Annual Accessibility Update

Motion: 530-2024

Moved: A. Neeb

Seconded: T. Oke

That South Huron Council receives Staff Report CL24-2024 – Annual Accessibility Update.

Disposition: Carried (7-0)

10. Notices of Motion

11. Items for discussion arising from previous meetings

11.1 Delegations from Previous Meeting

1. Lambton Shores - Huron Shores Area Transit

11.2 Resolution #516-2024 - Additional 2025 Budget Considerations

6:35 p.m. Manager Jeffery left the meeting.

Motion: 531-2024

Moved: T. Oke

Seconded: M. Vaughan

That Capital Project CD-2025-05 - SHRC Rooftop Furnace Replacement be included in the proposed 2025 Budget; and

That Capital Project 2025-TS-13 - B Line Structure 1098 Repair (engineering) be included in the proposed 2025 Budget.

That \$40,333 be allocated to the Fire Capital Replacement Reserve.

Disposition: Carried (7-0)

Motion: 532-2024

Moved: M. Vaughan

Seconded: J. Dietrich

That South Huron Council approve the revised 2025 draft operating and draft capital budget reflecting a 3.19% tax rate increase for Ward

1 & 3 (representing approximately \$57.01 in municipal taxes for the average residential assessment in South Huron, and approximately \$1,842.20 municipal tax based on 2023 residential average) and a 2.36% tax rate increase for Ward 2 (representing approximately \$48.41 in municipal taxes for the average residential assessment in South Huron, and approximately \$2,098.59 municipal tax based on 2023 residential average) as presented and amended by resolution(s) for adoption by Council at the January 13, 2025 Regular Council meeting.

Disposition: Carried (7-0)

12. New Business

13. Mayor & Councillor Comments and Announcements

Councillor McLeod-Haggitt mentioned the annual children's shopping day over the weekend, which gave children a chance to shop for Christmas gifts for their parents. She advised they saw around 130 children take part. She also mentioned the South Huron Community Angel Project with Noah's Ark this coming Thursday, they are expecting to see around 350 individuals and advised that all items were donated from local community groups and businesses.

Deputy Mayor Dietrich mentioned the length of public meeting scheduled for the Official Plan. Council discussed having the continuation of the meeting on a date where no other meeting was scheduled. Staff will circulate a doodle poll with proposed dates for the continuation of the Official Plan discussion.

Councillor Vaughan inquired about the water/wastewater master plan, staff advised it would be included in the January Council agenda.

Mayor Finch advised he attended the Jolt Fitness' jingle run and congratulated them on raising funds for Ronald McDonald House. He also mentioned that this term for Council is more than half over.

14. Communications

Items 14.2 and 14.6 were pulled for discussion.

14.1 Avon Maitland District School Board - Meeting Highlights of December 10, 2024

14.2 Huron County Immigration Partnership - Request - Waived Fees for the Dashwood Community Centre

Motion: 533-2024

Moved: M. Vaughan

Seconded: J. Dietrich

That South Huron Council waive the rental fees for use of the Dashwood Community Centre for County of Huron Immigration Partnership- English as a Second Language classes as outlined in their request letter of December 10, 2024.

Disposition: Carried (7-0)

- 14.3 Maureen Cole - Correspondence - Corners on Municipal Streets December 9
- 14.4 Bob Schram - Correspondence - Tridon Build Their Sewer
- 14.5 South Huron Hospital Foundation - Medical Centre Steering Committee - Minutes of October 24, 2024
- 14.6 City of Guelph - Resolution - Fees for Use of Municipal Property by Natural Gas Distributors

Motion: 534-2024

Moved: A. Neeb

Seconded: T. Oke

That South Huron Council support the Resolution of the City of Guelph November 26, 2024 regarding Enable Municipalities to Charge Fees for use of Municipal Property by Gas Utilities; and

That a copy of the supporting resolution in originating documentation be circulated to the Premier of Ontario, Minister of Municipal Affairs and Housing, Minister of Energy and Electrification, MPP Thompson, AMO and the City of Guelph.

Disposition: Carried (7-0)

- 14.7 Northern Ontario Women's Caucus (NOW Caucus) - Resolution - Call on Michael Mantha to Resign from his position as MPP of Algoma-Manitoulin

Motion: 535-2024

Moved: A. Neeb

Seconded: M. 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. 67-2024 - Marriage Licence Modernization Agreement

Motion: 536-2024

Moved: W McLeod-Haggitt

Seconded: M. Vaughan

That the South Huron Council gives first, second, third and final reading to By-Law #67-2024, being a by-law to authorize entering into an Agreement with the Ministry of Public and Business Service Delivery and Procurement for Phase 2 of Marriage Licence Modernization program.

Disposition: Carried (7-0)

17.2 By-Law No. 68-2024 - Limiting Distance Agreement

Motion: 537-2024

Moved: T. Oke

Seconded: W McLeod-Haggitt

That the South Huron Council gives first, second, third and final reading to By-Law #68-2024, being a by-law to authorize the execution of a Limiting Distance Agreement between CJC Investments Inc., Cory Bilcke and the Corporation of the Municipality of South Huron for the properties legally described as Lots 121 and 122 of Plan 376 Exeter, being all of PIN 41243-0024 known as 424 Main Street South, Exeter and Lot 120 of Plan 376, Exeter, being all of PIN 41243-0025, known as 428 and 430 Main Street Exeter, in the Municipality of South Huron in the County of Huron.

Disposition: Carried (7-0)

17.3 By-Law No. 69-2024 - Zoning By-Law Amendment (Z05-2024 - Sol Haven)

Motion: 538-2024

Moved: J. Dietrich

Seconded: M. Vaughan

That the South Huron Council gives first, second and third and final reading to By-Law #69-2024, being a by-law to amend By-Law #69-2018 of the Municipality of South Huron for lands described as Concession LRE Lot 3 Less HWY PT Lots 2 and 4 Subject to ROW over 22R Parts 1, 2, 3 & 5, Stephen Ward, Municipality of South Huron.

Disposition: Carried (7-0)

17.4 By-Law No. 70-2024 - Tile Rating (Kester)

Motion: 539-2024

Moved: A. Neeb

Seconded: M. Vaughan

That the South Huron Council gives first, second and third and final reading to By-Law 70-2024 being a By-law imposing special annual drainage rates upon land in respect of which money is borrowed under the Tile Drainage Act.

Disposition: Carried (7-0)

18. Confirming By-Law

18.1 By-Law No. 71-2024 – Confirming By-Law

Motion: 540-2024

Moved: A. Neeb

Seconded: M. Vaughan

That the South Huron Council gives first, second and third and final reading to By-Law #71-2024, being a by-law to confirm matters addressed at the November 25, 2024 Budget Meeting and December 16, 2024 Public and Regular Council meetings.

Disposition: Carried (7-0)

19. Adjournment

Motion: 541-2024

Moved: J. Dietrich

Seconded: A. Neeb

That South Huron Council hereby adjourns at 7:04 p.m., to meet again on January 13, 2025 at 6:00 p.m. or at the Call of the Chair.

Disposition: Carried (7-0)

George Finch, Mayor

Alex Wolfe, Clerk