



Corporation of the Municipality of South Huron
Agenda - Regular Council Meeting

Monday, October 20, 2025, 6:00 p.m.

Hybrid Meeting - South Huron Council Chambers

Live Video Feed - <https://www.southhuron.ca/en/government/agendas-and-minutes.aspx>

Notice of Hybrid Meeting:

The following meeting will allow for both electronic and in-person attendees. Members of the public are welcome to watch the live-stream of the meeting on the Agendas and Minutes page at www.southhuron.ca, the Municipal Youtube page or attend Council Chambers.

There will be a recording of the meeting available on the Municipal YouTube page.

Accessibility of Documents:

Documents are available in alternate formats upon request. If you require an accessible format or communication support, please contact the Clerk's Department at 519-235 -0310 or by email at clerk@southhuron.ca to discuss how best we can meet your needs.

Pages

1. Call to Order, O Canada & Land Acknowledgment

Welcome, O Canada & Land Acknowledgment

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

Recommendation:

That South Huron Council approves the Agenda as presented.

3. Disclosure of Pecuniary Interest and the General Nature Thereof

4. Presentation

4.1 Watson's & Associates Economists Ltd. - 2025 Water and Wastewater Rate Study

1

Recommendation:

That South Huron Council receives the Water and Wastewater Rate Study as presented by Nancy Neale and Tina Chitsinde of Watson's and Associates.

5. Delegations

6. Public Meeting

7. Minutes

7.1	Minutes of the Budget Meeting of September 29, 2025 and the Regular Council Meeting of October 6, 2025	18
-----	--	----

Recommendation:

That South Huron Council adopts the minutes of the Budget Meeting of September 29, 2025 and the Regular Council Meeting of October 6, 2025, as printed and circulated.

8. Councillor Board and Committee Reports

8.1	Grand Bend Area Joint Sewage Board	
8.1.1	Minutes of August 1, 2025	40
8.1.2	Correspondence with Draft 2026 Budget for Council Comment	43
	<u>Link to 2026 Draft Budget Report</u>	
8.2	Committee of Adjustment - Draft Minutes of October 6, 2025	47

Recommendation:

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

- **Grand Bend Area Joint Sewage Board**
 - **Minutes of August 1, 2025**
 - **Correspondence and 2026 Draft Budget for Council comment**
- **Committee of Adjustment - Draft Minutes of October 6, 2025**

9. Staff Reports

9.1	Planning and Building Services	
9.1.1	Building and Planning Third Quarter Activity Report	53

Recommendation:

That South Huron Council receives Staff Report BPS-11-2025, Building and Planning Third Quarter Activity Report, for information.

9.1.2 Proposed Municipal Roadway - Grand Bend Industrial Park 59

Recommendation:

That South Huron Council receives Staff Report BPS-12-2025, Proposed Municipal Roadway – Grand Bend Industrial Park; and

That Staff prepare a development agreement with 975038 Ontario Limited regarding the upgrading and eventual assumption of the existing roadway within Part 1 Plan 22RD-70 for Council consideration; and

That South Huron Council requires that all costs associated with the roadway within Part 1 Plan 22RD-70, be borne by 975038 Ontario Limited.

9.1.3 Parkland Dedication By-Law 64

Recommendation:

That South Huron Council receives Staff Report BPS-13-2025, Parkland Dedication By-Law; and

That Council approves the draft Parkland Dedication By-Law; and

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

9.1.4 Thames Road West Forcemain 73

Recommendation:

That South Huron Council receives Staff Report BPS-14-2025, Thames Road West Forcemain; and

That a report be brought back for Council consideration outlining project costs, options for financing and steps to move forward with the installation of a sanitary forcemain within Thames Road West road allowance.

9.2 Fire and Community Services

9.2.1	Jays Care Field of Dreams Funding Program	77
	Recommendation: That South Huron Council receives Staff Report CSD-18-2025, Jays Care Field of Dreams Funding Program; and That Council authorize the submission of an Expression of Interest to the Jays Care Field of Dreams Funding Program to support the replacement of fencing at Diamonds 1 and 2 at SHRC, a new backstop, as well as the addition of covered dugouts.	
9.2.2	Fire Prevention Services	81
	Recommendation: That South Huron Council receives Staff Report FIRE-07-2025, Fire Prevention Service Agreement; and That Council approves the draft agreement in principle; and That the by-law be brought back for the required three readings.	
9.3	Operations, Infrastructure and Development	
9.3.1	Results of DWQMS External Audit	93
	Recommendation: That South Huron Council receives Staff Report ESD-15-2025, Results of Drinking Water Quality Management System External Audit, for information.	
9.3.2	2025 Downtown PXO Crossing	103
	Recommendation: That South Huron Council receives Staff Report TSD-10-2025, Pedestrian Crossover on Main Street South between John Street East and James Street.	
9.4	General Government Services	
9.4.1	Council Expenses as of September 30, 2025	111
	Recommendation: That South Huron Council receives Staff Report FIN20-2025: 2025 Council Expenses as of September 30, 2025, for information.	

9.4.2	Capital Progress Report - September 2025	114
-------	--	-----

Recommendation:

That South Huron Council receives Staff Report FIN21 – 2025: 2025 Capital Progress Report – September 2025, for information.

9.4.3	By-Law Enforcement, Request for Service, Complaints - 2025 Third Quarter Summary	120
-------	--	-----

Recommendation:

That South Huron Council receives Staff Report BL-04-2025: Requests for Service, Complaints and By-Law Infractions 2025 3rd Quarter Activity Summary.

9.4.4	Application for Tile Drain Loans Provisional Approval	126
-------	---	-----

Recommendation:

That South Huron Council receives Staff Report CL-18-2025: Application for Tile Drain Loans Provisional Approval; and

That South Huron Council provisionally approves a Tile Drain Loan in the amount of \$18,700.00 for Concession 9, South Part Lot 14, Osborne Ward, Municipality of South Huron to Jeffrey Borland; and

That South Huron Council provisionally approves a Tile Drain Loan in the amount of \$50,000.00 for Concession North Side Thames Road, Lot 14, Osborne Ward, Municipality of South Huron to the Estate of Elizabeth Borland.

- 10. Notices of Motion
- 11. Items for discussion arising from previous meetings
 - 11.1 Delegations from Previous Meeting
 - 1. Youth Tourism Experience Day
 - 2. Ondrejicka Elevators
- 12. New Business
- 13. Mayor & Councillor Comments and Announcements
- 14. Communications

14.1	Jared Van Valkengoed - Correspondence - Request for Flashing Stop Signs at Huron Park Road and Highway 4 Corners for Safety	135
14.2	Kinwin Inc. - Correspondence - Support for Municipal Assumption of Proposed Roadway - Grand Bend Airport Property	136
14.3	Ontario Sheep Farmers - Correspondence - Livestock Predation	138
14.4	Township of Edwardsburgh Cardinal - Resolution - Ontario Community Infrastructure Fund	141
14.5	Regional Municipality of Niagara - Resolution - State of Emergency on Mental Health, Homelessness and Addictions	147
14.6	Township of Stone Mills - Resolution - Electoral Reform	149

Recommendation:

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

15. Report From Closed Session

16. By-Laws

16.1	By-Law No. 63-2025 - Amendment to Remuneration By-Law	152
------	---	-----

Recommendation:

That South Huron Council gives first, second, third and final reading to By-Law #63-2025, being a by-law to amend By-Law #59-2013, being a by-law to provide for Remuneration and Expenses of members of Council, Committees, Local Boards and other Officials

17. Confirming By-Law

17.1	By-Law No. 64-2025 – Confirming By-Law	154
------	--	-----

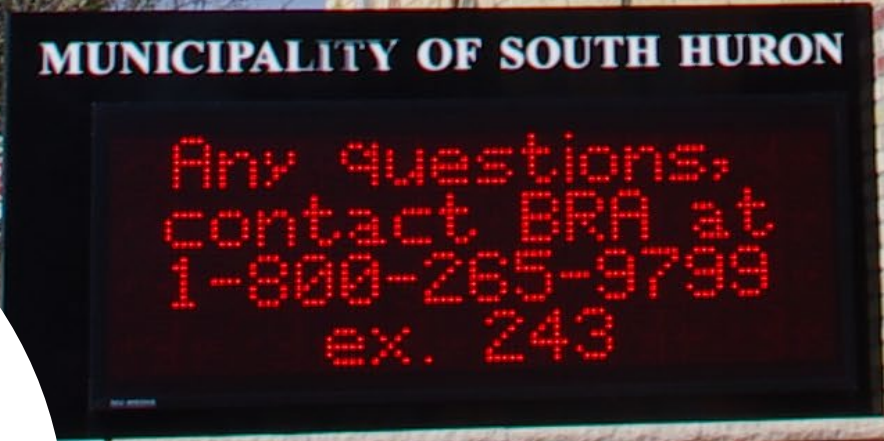
Recommendation:

That South Huron Council gives first, second, third and final reading to By-Law #64-2025, being a by-law to confirm matters addressed at the October 20, 2025 Council meeting.

18. Adjournment

Recommendation:

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



Municipality of South Huron 2025 Water and Wastewater Rate Study

Council Presentation
October 20, 2025



Introduction

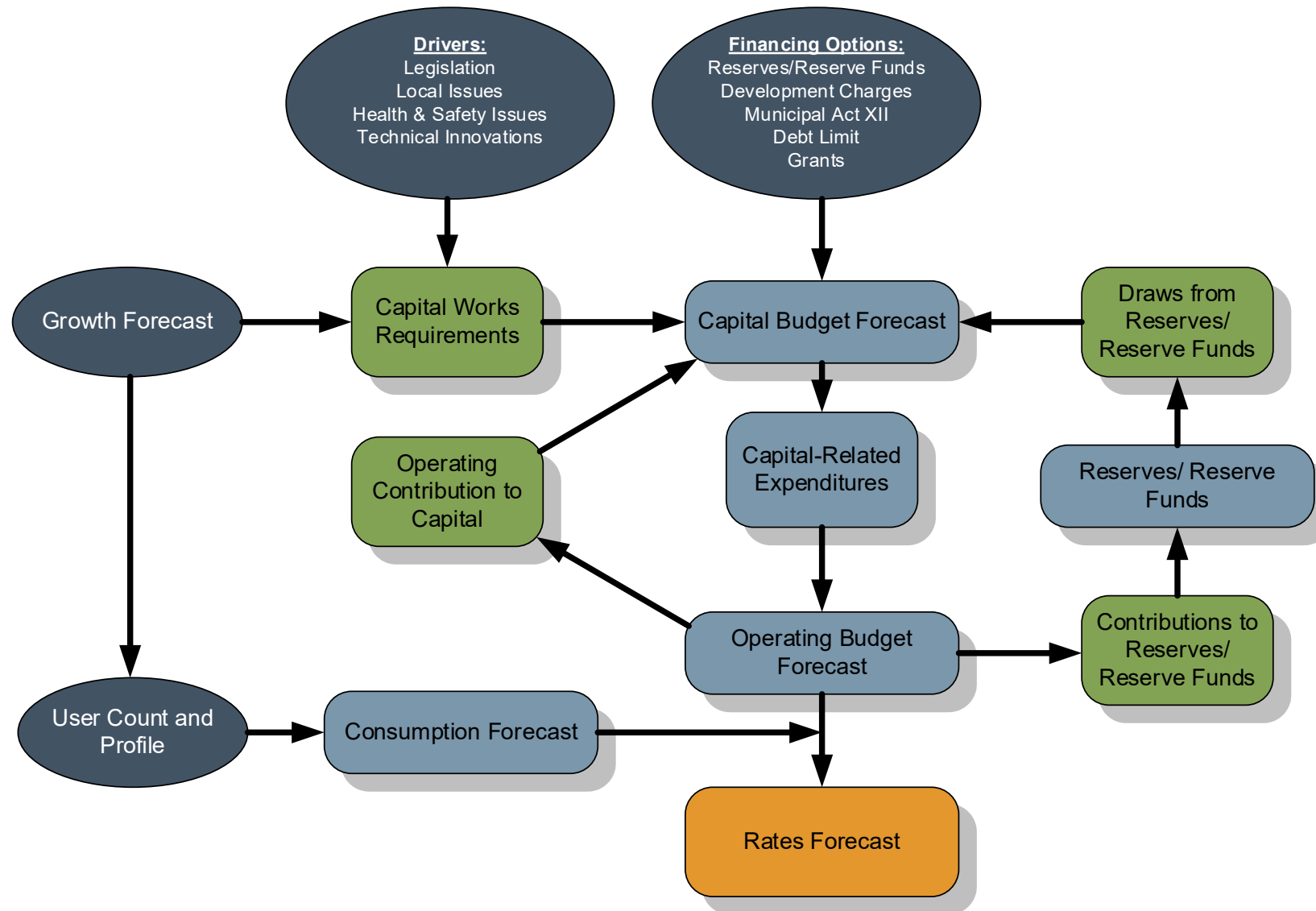
- The Municipality of South Huron (Municipality) retained Watson & Associates Economists Ltd. (Watson) to undertake a Water & Wastewater Rate Study and Ontario Regulation (O. Reg. 453/07) Water Financial Plan
 - This study is an update to the 2019 Rate Study
- The scope of work includes:
 - Updating service demands based on anticipated growth and analysis of recent consumption patterns and trends;
 - Identifying water and wastewater capital needs, as well as funding and cost recovery options;
 - Forecasting future annual operating costs, including lifecycle reserve needs, and rate-based funding requirements; and
 - Recommending new rates to recover the cost of the water and wastewater services.



Legislation for Water and Wastewater

- Since Walkerton, new legislation has been passed by the Province to enhance the provision of services. These include the following:
 - *Safe Drinking Water Act, 2002;*
 - *Sustainable Water and Sewage Systems Act, 2002;*
 - O. Reg. 453/07 - *Safe Drinking Water Act, 2002;*
 - *Clean Water Act, 2006;* and
 - *Water Opportunities Act, 2010.*
- Further Requirements:
 - Municipal Infrastructure Strategy
 - *Infrastructure for Jobs and Prosperity Act, 2015*

Rate Calculation Methodology





Historical Context and Guiding Principles

- In 2008 Council established the following principles, which have subsequently been maintained in both the 2011 and 2019 rate studies:
 - Uniform quarterly base charge and consumptive water and wastewater rates for Exeter and Stephen customers;
 - Exeter-Hensall quarterly base charge to recover annual debt repayment, based on proportionate share of max. day design flows;
 - Quarterly base charges imposed on multi-tenant customers on a per unit basis at 75% of single-family dwelling rate, reflecting lower occupancy;
 - Quarterly base charges imposed on year-round land lease properties on per unit basis at single family dwelling rate;
 - Quarterly base charges for all other customers imposed on graduated basis, determined by water service size; and
 - *Municipal Act* Capital Charge recoveries for debt financed growth related infrastructure



Current Rates

2024/2025 Water and Wastewater Billing Rates			Exeter-Hensall Pipeline Debt - Water	
Quarterly Base Charge			Quarterly Debt Charge	
	Water	Wastewater	Exeter	Stephen
Residential:				
Apartment*	\$83.72	\$103.73	\$52.12	\$2.98
Other Residential	\$111.69	\$137.85	\$69.52	\$3.98
Non-Residential:				
5/8", 3/4", 1"	\$111.69	\$137.85	\$69.52	\$3.98
1 1/4"	\$118.87	\$146.72	\$74.00	\$4.23
1 1/2"	\$126.04	\$156.27	\$78.47	\$4.47
2"	\$138.56	\$171.28	\$86.26	\$4.89
4"	\$429.83	\$532.28	\$267.65	\$15.25
6"	\$664.81	\$822.99	\$413.82	\$23.62
8"	\$953.36	\$1,176.61	\$593.43	\$33.95
Volume Charge (per m³)				
up to 10,000 m ³ per month	\$1.85	\$1.81		
>10,000m ³ per month	\$1.11	\$1.81		
Quarterly Flat Rates (Wastewater Only Customers)				
Residential per Dwelling Unit	n/a	\$413.60		
Non-Residential per Property	n/a	\$413.60		

* Apartments include duplex, triplex, fourplex, and converted dwellings, combined with Commercial – mixed-use



Existing Customer Profile

Description	Metered	
	Water	Wastewater
Residential:		
Apartment*	652	618
Other Residential	3,787	2,985
Non-Residential:		
5/8", 3/4", 1"	249	177
1 1/4"	11	2
1 1/2"	26	19
2"	63	38
4"	19	16
6"	21	15
8"	12	5
Total	4,840	3,875

Non-Metered	Water	Wastewater
Residential	-	3
Non-Residential	-	6
Total	-	9

* Apartments include duplex, triplex, fourplex, and converted dwellings, combined with Commercial – mixed-use



Projected Growth

- This rate study has considered anticipated growth over the forecast period to 2036 based on a number of sources including:
 - Huron County Population and Housing Projections Study, Final Report, March 2024; and
 - Draft 2025 development charges background study (on-going).



Capital Forecast

- Capital needs were identified based on:
 - The Municipality's 2025 capital budget and 10-year forecast
 - The Municipality's draft 2026 capital budget and 10-year forecast;
 - Water and Wastewater Master Plan Update (2025);
 - Development charges background study (draft 2025); and
 - Discussions with Municipal staff.



Capital Needs and Financing 2026 – 2036 (Inflated \$)

Water System

Description	2025	2026 - 2036
Expenditures		
Watermains	2,741,251	31,984,187
Meters	250,000	2,750,000
Equipment and Fleet	-	659,000
Facility-Related	125,000	4,803,000
Studies	28,683	102,750
Growth-Related	336,122	699,230
Total Expenditures	\$3,481,056	\$40,998,166
Capital Financing		
Provincial/Federal Grants	-	-
Development Charges Reserve Fund	336,122	699,230
Non-Growth Related Debenture Requirements	224,082	-
Growth Related Debenture Requirements	-	-
Water Reserve	-	1,000,000
Water Capital Replacement Reserve	2,920,852	39,298,936
Total Capital Financing	\$3,481,056	\$40,998,166

Wastewater System

Description	2025	2026 - 2036
Expenditures		
Wastewater mains	8,020,151	25,212,401
Equipment and Fleet	70,000	560,000
Facility-Related	1,619,536	9,705,480
Studies	171,995	2,254,000
Growth-Related	8,481	12,934,836
Total Expenditures	\$9,890,163	\$50,666,717
Capital Financing		
Provincial/Federal Grants	5,637,325	-
Development Charges Reserve Fund	8,481	7,067,000
Non-Growth Related Debenture Requirements	1,985,175	4,200,000
Growth Related Debenture Requirements	-	5,867,836
Sewer Reserve	2,259,182	33,531,881
Total Capital Financing	\$9,890,163	\$50,666,717

- Annual capital inflation factor – 5.4%
- Total debt – approximately \$12.3 million



Lifecycle Infrastructure Costs – Water and Wastewater

- The Municipality recently completed an Asset Management Plan (A.M.P.), which identified an annual capital reinvestment rate or annual capital lifecycle requirement
 - For this rate study, applied the reinvestment rate to the total replacement value to obtain the Annual Lifecycle requirement

Service	Total Replacement Value	Annual Capital Reinvestment Rate (%) per 2025 A.M.P.	Annual Lifecycle Requirement (\$)
Water	215,276,160	2.1%	4,456,411
Wastewater	135,718,770	2.1%	2,809,181
Total	350,994,930		\$7,265,593

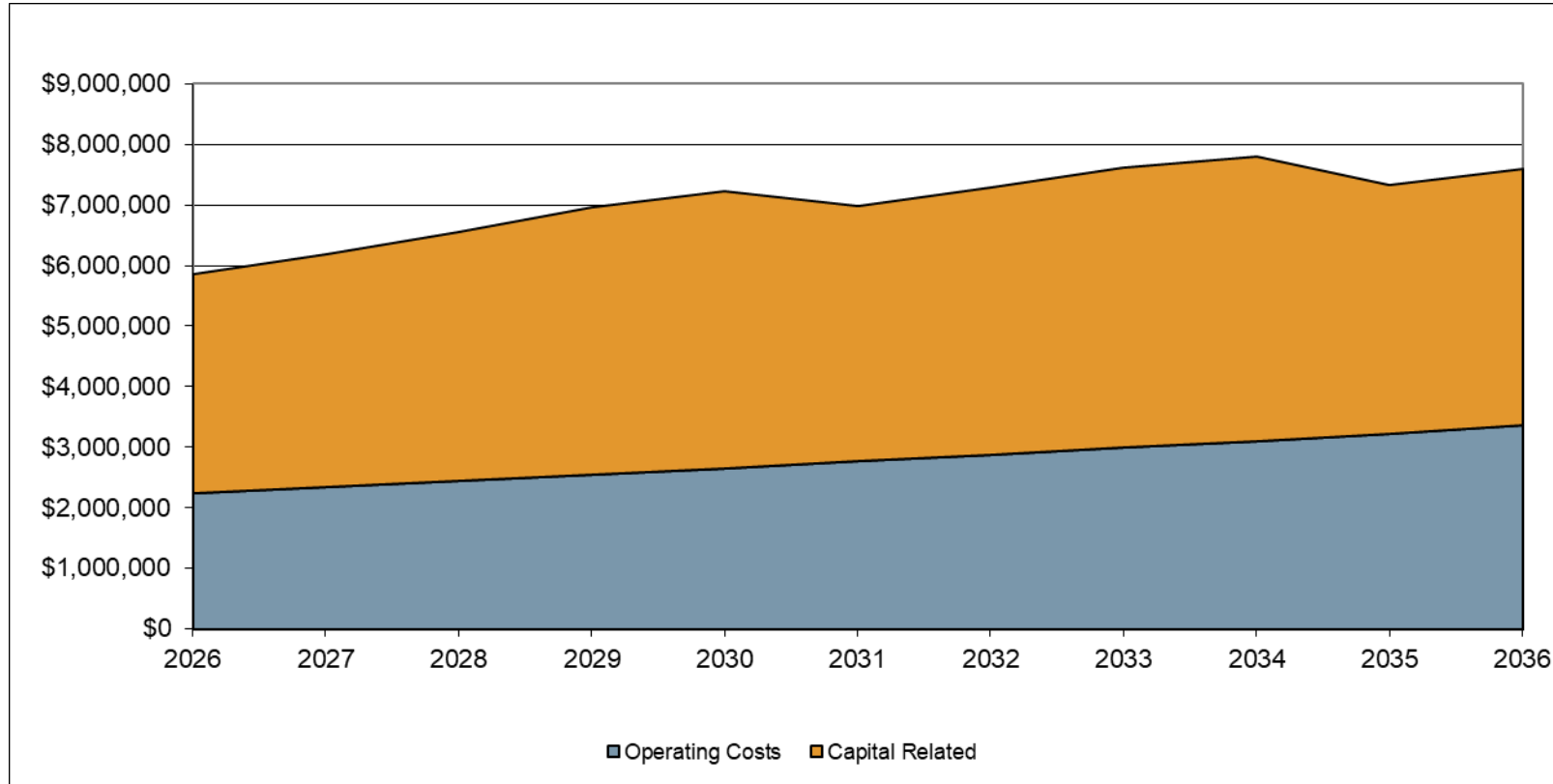


Operating Forecast Inflation Assumptions

- Operating expenditures are increasing over the forecast to recognize inflationary impacts based on:
 - Municipality's budget/forecast
 - 10% for insurance
 - 5% for utilities and contracted services
 - 3% for salaries, wages, and benefits
 - 2% for all other expenses
 - No increases are forecasted for training and conferences
 - Increases to costs to purchase water from the London Huron Primary Water Supply System are based on:
 - Actual projected rate increases to 2032
 - Assumed continuation of similar annual rate increases for 2033 to 2036



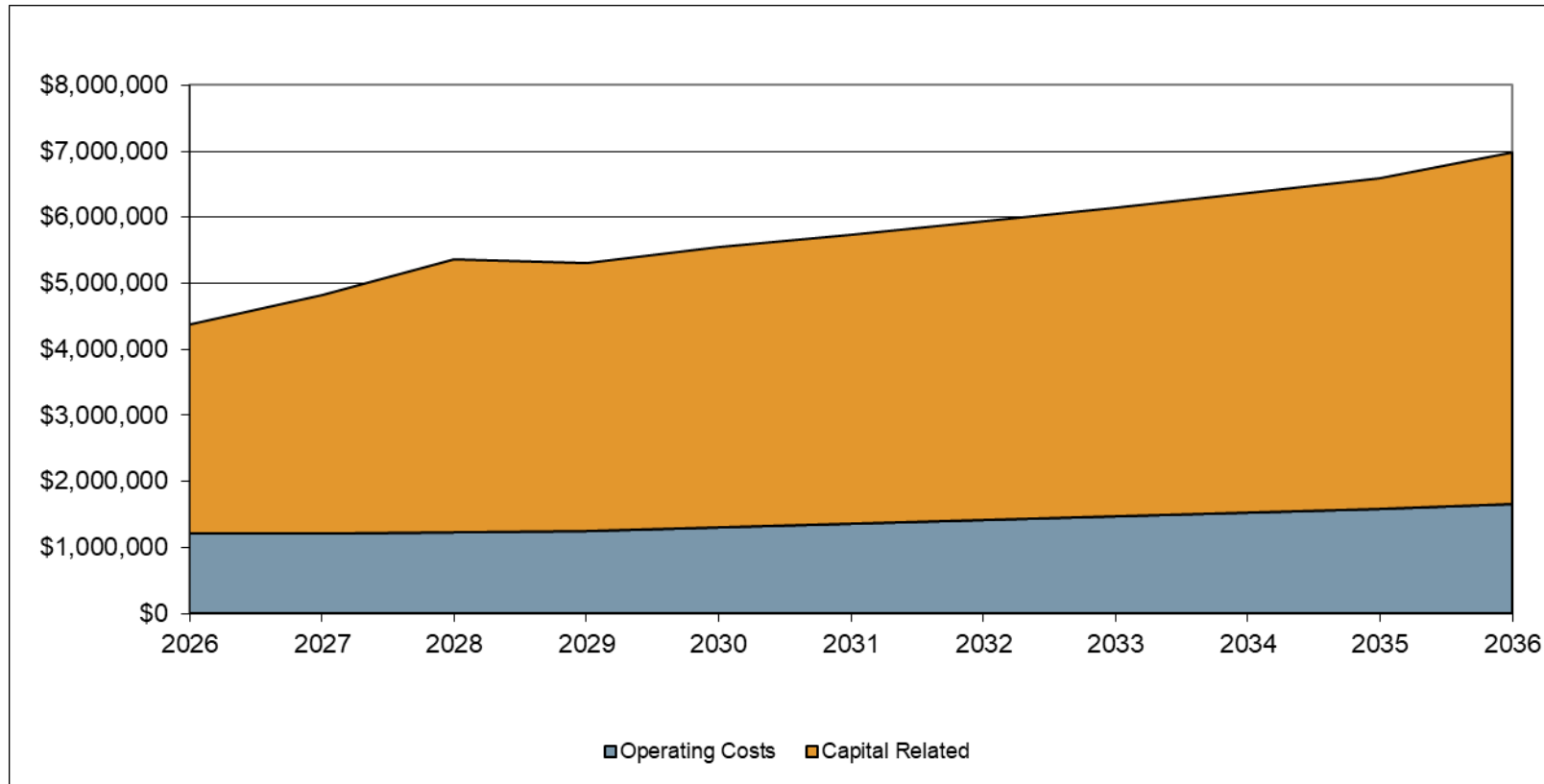
Water Operating Budget



Description	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Operating Costs	\$2,243,622	\$2,341,478	\$2,444,384	\$2,552,696	\$2,655,148	\$2,762,328	\$2,874,635	\$2,986,546	\$3,106,409	\$3,230,190	\$3,358,238
Capital Related	\$3,609,534	\$3,847,654	\$4,111,004	\$4,404,305	\$4,574,489	\$4,228,552	\$4,420,278	\$4,631,525	\$4,695,360	\$4,101,274	\$4,237,739
Total	\$5,853,156	\$6,189,132	\$6,555,388	\$6,957,002	\$7,229,637	\$6,990,880	\$7,294,913	\$7,618,071	\$7,801,769	\$7,331,464	\$7,595,978



Wastewater Operating Budget



Description	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Operating Costs	\$1,202,019	\$1,218,940	\$1,236,640	\$1,255,183	\$1,304,742	\$1,356,524	\$1,410,641	\$1,467,213	\$1,526,366	\$1,588,233	\$1,652,958
Capital Related	\$3,165,163	\$3,609,971	\$4,131,000	\$4,048,351	\$4,247,084	\$4,382,715	\$4,526,448	\$4,678,671	\$4,838,189	\$5,004,360	\$5,336,148
Total	\$4,367,182	\$4,828,911	\$5,367,639	\$5,303,534	\$5,551,826	\$5,739,239	\$5,937,089	\$6,145,884	\$6,364,555	\$6,592,593	\$6,989,106



Preliminary Rate Impacts

- The following are the preliminary rate impacts required to meet the needs of the water and wastewater systems based on the assumptions provided:
 - Reductions to the Exeter-Hensall Pipeline debt charge for 2026
 - Debt will be paid off in 2034
 - For a representative residential customer consuming 150 m³ of water annually, the total annual bill for water and wastewater services for an Exeter customer is projected to increase by approximately 5% per year, on average, during the first five years of the forecast period, then by approximately 1% per year, on average, for the final six years of the forecast.
 - For a Stephen customer, the annual cost is projected to increase initially by approximately 7% per year, on average, during the first five years of the forecast period, and then by approximately 3% per year, on average, for the final six years of the forecast period.



Next Steps

- Receive direction from Council regarding the use of debt financing for capital over the forecast period to 2036
- Receive and incorporate feedback from Council on the calculated water and wastewater rates
- Prepare Water and Wastewater Rate Study report
- Present final report, including recommended rates, for Council approval
- Update rate by-law and prepare O. Reg 453/07 Water Financial Plan for Council adoption



Questions?



Corporation of the Municipality of South Huron

Minutes for the Budget Meeting

Monday, September 29, 2025, 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 (remote)
Erin Moore, Acting Treasurer
Jeremy Becker, General Manager of Community and Emergency Services
Scott Currie, Manager of Communications and Strategic Initiatives
Shane Timmermans, Manager of Operations (remote)
Alyssa Keller, Manager of Environmental Services (remote)
Mike Rolph, Director of Building and Planning Services/Chief Building Official (remote)
Kate Farwell, Deputy Treasurer/Tax Collector
Stacey Jeffery, Manager of Community Relations
Julia Warwick, Director of Finance
Amanda Johnston, Manager of Community Services
Alex Wolfe, Clerk

Others Present: Michelle Courtney, BRA
Luke Teeple, BM Ross
Ryan Munn, BM Ross

1. Meeting Called To Order

Chair Finch called the Budget Meeting to order at 4:00p.m.

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

Motion: 362-2025

Moved: A. Neeb

Seconded: T. Oke

That South Huron Council approves the Agenda as amended.

Disposition: Carried

3. Disclosure of Pecuniary Interest and the General Nature Thereof

None.

4. Introduction/Review of Council Priorities

CAO Msuya-Collison provided a high level overview of Council's priorities for 2022- 2026 term, decision criteria and framework, and the budget discussion process. She advised for the draft staff 2026 budget staff are focused on maintaining services and infrastructure that meet the expectations of South Huron residents and acknowledging the economic pressures faced by many.

5. Presentations

5.1 Budget Basics, Asset Management and Budget Process under Strong Mayor Power's Overview

Acting Treasurer Moore presented an overview of budget basics, which included an overview of the budgeting timeline, communication strategy, funding sources available to the Municipality, budget pressures, existing commitments through sponsorship of memorandums of understanding. She noted that the province is still reviewing the assessment and taxation process and no update will be provided by the province on the reassessment until the review is complete. She explained how the tax levy and tax rate are calculated, and Council viewed brief videos outlining the relationship between property value and property tax, and general municipal budget process.

Clerk Wolfe presented a detailed overview of the budget process under Strong Mayor Powers. She reviewed each slide of the presentation and walked through the reference guide included in the agenda package,

which outlined the process under each of the legislative periods (Council Amendment, Veto and Override periods).

Motion: 363-2025

Moved: A. Neeb

Seconded: T. Oke

That South Huron Council receives the staff presentation of Budget Basics, Asset Management and Budget Process under Strong Mayor Power's Overview.

Disposition: Carried

5.2 SHRC/Stephen Arena - Occupancy - Presentation - B.M. Ross and Associates Limited

Luke Teeple of BM Ross provided Council with an overview of the structural review of the SHRC and Stephen Arena in regards of change of occupancy. He also highlighted repairs needed to trusses in Stephen Arena. Staff have reached out to contractors advising them of urgency for repairs to the trusses and are waiting on timelines from the contractors. Council inquired about costs associated with the repairs. Luke provided an estimate on costs to complete preliminary design details for the repairs and staff advised that the preliminary engineering work needs to be completed prior to costs for the repair can be determined.

Motion: 364-2025

Moved: M. Dietrich

Seconded: J. Dietrich

That South Huron Council receives the BM Ross presentation regarding Occupancy status for South Huron Recreation Centre and Stephen Arena, presented by Luke Teeple.

Disposition: Carried

5:20 p.m. Luke Teeple and Ryan Munn left the meeting.

5.3 BRA Green Bin Organics Program

Michelle Courtney of BRA provided Council an overview of the cost analysis associated with their Green Bin Organics Program compared to 2023 and 2024 garbage/recycling program costs, organic contamination and commented on Industrial, Commercial and Institutional ("ICI") costs.

Council inquired whether additional trucks would be needed, Michelle advised if the pickups are alternated (i.e.. organics/garbage one week, organics/recycling the next) the number of trucks would remain the same, however if garbage, recycling and organics to all be picked up weekly additional trucks would be required.

Council inquired about whether its anticipated costs will change significantly over next couple of years. Michelle advised that their contract is tied to CPI, however noted that producers could change pickup to bi-weekly, and that the current agreement is for co-collection, which may change in a couple years. BRA has passed the budget to keep Industrial, Commercial and Institutional costs consistent for 2026, but anticipate an increase of \$50,000 + for 2027.

Council inquired about difference between rural and urban costs for green bin. Michelle advised that based on results of audit, the amount of organics collected were similar between rural and urban.

Council inquired about anticipated expected diversion rate and organic contamination. Michelle advised that auditors would review bins, and TRY recycling would issue BRA fines for contaminated organics. She advised if that became an issue, BRA would continue to provide education on program.

5:49 p.m. Michelle Courtney left the meeting.

Motion: 365-2025

Moved: A. Neeb

Seconded: J. Dietrich

That South Huron Council receives the presentation regarding the BRA Green Bin Organics Program Proposal as presented by Michelle Courtney.

Disposition: Carried

6. Information Requested by Council for Budget Deliberations

6.1 Proposed Asset Management Reinvestment Rates

Staff clarified that a 1.9% increase would be an approximately \$217,000 increase to the tax levy, compared to a \$28,543 increase if we stick with recent practice of a 0.25% levy increase for Asset Management. Staff confirmed that the increase would be cumulative on the previous years levy.

6.2 Water Hookup for Centralia Dog Park

Council discussed water hookup for the dog park verses water availability for the pavilion. Staff confirmed the information provided was for the dog park, as per the recommendation of the Committee, and resolution approved by Council. Staff provided clarification on options available to Council for water hookup. Council inquired about other municipal parks with water access. Staff advised Elliott Park has a metered water connection and there have been concerns about tap being left on. Costs associated with same are billed to Community Services.

6.3 Dog Registration Fees Revenues for Potential Dog Park

Council discussed the current dog licencing program and inquired about the opportunity to discuss a future dog park. Staff clarified that the report provided an analysis on user fee availability to fund a dog park at the request of Council, and confirmed the report provided other financing options available for a future dog park.

Motion: 366-2025

Moved: T. Oke

Seconded: J. Dietrich

That South Huron Council eliminate the Dog Licencing Program effective January 1, 2026.

Disposition: Carried

6.4 Potential Stormwater User Pay System

Staff advised that should Council wish to proceed in investigating a potential user pay system for stormwater that funds will need to be allocated in the operating budget to hire a consultant.

6.5 Allocation of Road Restoration Costs

Staff provided a high level overview on the allocation of road restoration costs.

6.6 Waste Management Update

6.6.1 Curbside Garbage and Recycling Fees

Council had a lengthy discussion regarding the landfill, fees and deficits in the solid waste budget in previous years. Staff advised the solid waste budget is no longer in a deficit due to the change in

recycling to producer responsibility covering the costs for residential recycling collection. Staff advised that there is a report being brought back to Council regarding some user fees.

6.6.2 Leaf Pickup Costs

Council inquired about education available regarding benefits of leaving leaves to decompose. Staff provided information on studies done regarding the benefits of mulching leaves verses removal of same, information has been shared with Eco Exeter to provide further education. Council discussed the leaf pickup program.

Motion: 367-2025

Moved: A. Neeb

Seconded: T. Oke

That South Huron Council receives information items 6.1 through 6.6 not otherwise dealt with.

Disposition: Carried

7. Adjournment

Motion: 368-2025

Moved: J. Dietrich

Seconded: A. Neeb

That South Huron Council hereby adjourns at 6:48 p.m.

Disposition: Carried

George Finch, Chair

Alex Wolfe, Acting Clerk



Corporation of the Municipality of South Huron

Minutes for the Regular Council Meeting

Monday, October 6, 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
Aaron Neeb, Councillor - Ward 2
Wendy McLeod-Haggitt, Councillor - Ward 2
Ted Oke, Councillor - Ward 3

Member Regrets: Milt Dietrich, Councillor - Ward 1

Staff Present: Rebekah Msuya-Collison, Chief Administrative Officer/Deputy Clerk
Julia Warwick, Director of Finance/Treasurer (remote)
Jeremy Becker, General Manager of Community and Emergency Services
Mike Rolph, Director of Building and Planning Services/Chief Building Official
Amanda Johnston, Community Services Manager
Scott Currie, Manager of Communications and Strategic Initiatives
Stacey Jeffery, Community Relations Manager
Maddie Ivatts, Pool Coordinator
Alex Wolfe, Clerk
Kendra Webster, Legislative and Licensing Coordinator

Others Present: Victor Kloeze, Huron County Planner (remote)
Karsyn, Youth Participant
Youth Bluewater Tug of War Team
Mike Ondrejicka

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: 369-2025

Moved: A. Neeb

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 Youth Bluewater Tug of War Team

6:03 p.m. The members of the Youth Bluewater Tug of War Team introduced themselves to Council. Coach Ted Hoffman spoke about the experience the team had while they were overseas at the GENSB Junior International Tug of War Tournament. The team thanked the overwhelming contributions from the community, which helped fund the team's participation at the tournament.

Council recognized and highlighted the team's achievement of being the first team from North America to attend the GENSB Tournament and placed 12th out of 35 teams. Council thanked the team members for being wonderful ambassadors for the community.

6:14 p.m. The Youth Bluewater Tug of War Team left the meeting.

5. Delegations

5.1 Youth Tourism Experience Day

6:16 p.m. Manager Jeffery provided an overview of the Youth Tourism Experience Day. There were 18 youths and 6 adults in attendance for the day. The group visited Southbank Suites, the Morrison Trail, Eddington's, Red Feather Trading Post, Serenity Nature Reserve, Huron Country Playhouse, and Flourishing Roots Dome. Jessica Turnblom, a social media influencer from Guelph, attended the day to provide some tips and tricks for sharing stories on social media. Participants were encouraged to

share their experience with their family, friends and social media platforms. Karsyn, a youth participant, shared her personal experience and highlighted the day's key moments from her perspective. The group took part in an art workshop, and the completed artwork will be unveiled at the Huron County Library - Exeter Branch. Council cited the intangible experience, the value of our local assets and the benefits of creating digital assets for local businesses and the community.

Motion: 370-2025

Moved: A. Neeb

Seconded: J. Dietrich

That South Huron Council receives the presentation regarding Youth Tourism Experience Day as presented by Stacey Jeffery and Karsyn, a youth participant.

Disposition: Carried (6-0)

5.2 Ondrejicka Elevators - Consent Application C23-2025

6:36 p.m. Mike Ondrejicka advised that he purchased the property a year ago and wants to sever the farmland and commercial lands. A condition of the severance is to disconnect from the North Middlesex water service and connect to the South Huron water service. He noted the current water service is adequate, the cost for him to connect to the South Huron water service will be high, and he objects to this condition of the severance.

6:41 p.m. Mike Ondrejicka left the meeting.

Motion: 371-2025

Moved: J. Dietrich

Seconded: W McLeod-Haggitt

That South Huron Council receives the delegation regarding the conditions of Consent Application C23-2025 as presented by Mike Ondrejicka.

Disposition: Carried (6-0)

6. Public Meeting

None.

7. Minutes

- 7.1 Minutes of the Public and Regular Council Meeting of September 15, 2025

Motion: 372-2025

Moved: W McLeod-Haggitt

Seconded: A. Neeb

That South Huron Council adopts the minutes of the Public and Regular Council Meeting of September 15, 2025, as printed and circulated.

Disposition: Carried (5-1)

8. Councillor Board and Committee Reports

- 8.1 Bluewater Recycling Association (BRA) - Update on Small Industrial, Commercial and Institutional Collection
- 8.2 Huron OPP Detachment Board - Minutes of June 23, 2025, OPP Report of June 23, 2025 and Agenda Package of September 29, 2025
- 8.3 Exeter Rodeo - Minutes of July 31, 2025
- 8.4 Ausable Bayfield Conservation Authority - Board of Directors Agenda Package of September 18, 2025

Council mentioned the tracking completed on the Morrison Trail and the impressive numbers highlighted the trail as a unique asset in South Huron.

- 8.5 Upper Thames River Conservation Authority
- 8.5.1 Board of Directors - Draft Minutes of August 26, 2025 and Agenda Package of September 23, 2025
- 8.5.2 Finance and Audit Committee - Draft Minutes of June 24, 2025 and Agenda Package of September 23, 2025

Motion: 373-2025

Moved: T. Oke

Seconded: M. Vaughan

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

- **Bluewater Recycling Association (BRA) - Correspondence - Update on Small Industrial, Commercial and Institutional Collection**
- **Huron OPP Detachment Board - Minutes of June 23, 2025, OPP Report of June 23, 2025 and Agenda Package of September 29, 2025**
- **Exeter Rodeo - Minutes of July 31, 2025**
- **Ausable Bayfield Conservation Authority - Board of Directors Agenda Package of September 18, 2025**
- **Upper Thames River Conservation Authority**
 - **Board of Directors - Draft Minutes of August 26, 2025 and Agenda Package of September 23, 2025**
 - **Finance and Audit Committee - Draft Minutes of June 24, 2024 and Agenda Package of September 23, 2025**

Disposition: Carried (6-0)

8.6 Exeter Business Improvement Area (BIA) - Minutes of September 9, 2025

Motion: 374-2025

Moved: W McLeod-Haggitt

Seconded: J. Dietrich

That South Huron Council receives the Exeter Business Improvement Area (BIA) - Minutes of September 9, 2025; and

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

Disposition: Carried (6-0)

8.7 Port Blake Task Force - Draft Minutes of September 22, 2025

Motion: 375-2025

Moved: M. Vaughan

Seconded: J. Dietrich

That South Huron Council receives the Port Blake Task Force - Draft Minutes of September 22, 2025; and

That Council confirms the Port Blake Task Force has met its mandate as set out in its Terms of Reference and any outstanding items are to be operationalized by staff.

Disposition: Carried (6-0)

9. Staff Reports

9.1 Planning and Building Services

9.1.1 Consent Application C23-2025 (Ondrejicka)

Senior Planner Kloeze advised this was a straightforward severance as outlined in the attached report, and it was being brought forward to Council as the applicant is objecting to Condition 7, which relates to water service connection. Staff advised that condition 7 follows previous practice and mentioned a severance in 2017 with the same condition. Staff advised that the connection to the South Huron water supply would create more use at the dead end of the service, increase water quality and require less maintenance. Council discussed the current water service and the benefits, and the cost associated with changing services.

Councillor Oke called for a split of the recommendation.

Motion: 376-2025

Moved: A. Neeb

Seconded: M. Vaughan

That South Huron Council receives Planner Report dated September 24, 2025 - Consent Application File C23-2025 (Ondrejicka).

Disposition: Carried (6-0)

Motion: 377-2025

Moved: A. Neeb

Seconded: M. Vaughan

That South Huron Council recommend to the County of Huron application C23-2025 be approved, subject to the attached conditions.

Motion: 378-2025

Moved: T. Oke

Seconded: J. Dietrich

That motion 377-2025 be amended to remove condition #7 (water service connection) from the attached proposed conditions for application C23-2025.

Disposition: Carried (6-0)

Motion: 377-2025

Moved: A. Neeb

Seconded: M. Vaughan

That South Huron Council recommend to the County of Huron application C23-2025 be approved subject to the attached conditions, as amended with the removal of condition #7 (regarding water service connection).

Disposition: Carried (6-0)

9.1.2 Removal of Holding Symbol Application SHu Z06-2025 (Palen)

Motion: 379-2025

Moved: W McLeod-Haggitt

Seconded: T. Oke

That South Huron Council receives Planner Report dated September 23, 2025 - Removal of Holding Symbol Application SHu Z06-2025.

Disposition: Carried (6-0)

9.1.3 Surety Bond Policy Update

Motion: 380-2025

Moved: A. Neeb

Seconded: T. Oke

That South Huron Council receives Staff Report BPS-10-2025 Surety Bond Policy Update for information.

Disposition: Carried (6-0)

9.2 Fire and Community Services

9.2.1 Annual Pool Programming Results (2025)

Council congratulated staff on a successful year. Manager Johnston highlighted the new programming offered at the Exeter Pool and thanked Coordinator Ivatts for the positive impact she had on the staff and community. Coordinator Ivatts advised that there is a great team of lifeguards, and she is excited to see the programming continue to grow.

Motion: 381-2025

Moved: A. Neeb

Seconded: T. Oke

The South Huron Council receives Staff Report CSD-17-2025 Annual Pool Programming Results (2025); and That South Huron Council amend the User Fee By-Law as of January 1, 2026 to include the following:

- 1. Jr Lifeguard Club in the amount of \$95.00 + HST;**
- 2. Masters Swim Team in the amount of \$70.00 + HST;**
- 3. Private Lessons (Children Under 14) – 2 Children in the amount of \$170.00 + HST;**
- 4. Private Lessons (Children Under 14) – 3 Children in the amount of \$225.00 + HST**

Disposition: Carried (6-0)

9.3 Operations, Infrastructure and Development

9.4 General Government Services

9.4.1 Municipal Modernization Strategy Update

Motion: 382-2025

Moved: A. Neeb

Seconded: W McLeod-Haggitt

That South Huron Council receives Staff Report ITSI-04-2025 – Municipal Modernization Strategy Update; and,

That Council approves Phase 3 of the Modernization Strategy by reallocating the Modernization Reserve fund balance remaining at the end of 2025, and any future interest earned on fund principal, towards Information Security & Risk Management and Business Solutions.

Disposition: Carried (6-0)

9.4.2 Application to Repeal Heritage Designation By-Law 23-1993

Motion: 383-2025

Moved: A. Neeb

Seconded: T. Oke

That South Huron Council receives Staff Report CL-16-2025 – Application to Repeal Heritage Designation By-Law #23-1993; and

That Council authorize the Clerk to issue a Notice of Application received to Repeal By-Law #23-1993 for 12 Victoria Avenue East, Crediton, in accordance with s.32(1) (repeal of designating by-law, owner's initiative) of the Ontario Heritage Act.

Disposition: Carried (6-0)

9.4.3 Procedural By-Law Review

Motion: 384-2025

Moved: T. Oke

Seconded: J. Dietrich

That South Huron Council receives Staff Report CL-17-2025 Procedural By-Law Review; and

That Council proceed with the review of the Procedural By-Law and proposed timeline as set out in the report; and

That Council selects Councillor Neeb and Councillor McLeod-Haggitt as the Council representatives to participate in this review.

Disposition: Carried (6-0)

9.4.4 2023-2026 Council Priorities Q3 2025 Progress Tracker

7:23 p.m. Karsyn left the meeting.

Motion: 385-2025

Moved: A. Neeb

Seconded: M. Vaughan

**That South Huron Council receives Staff Report CAO#13-2025:
2023-2026 Council Priorities – Q3 2025 Workplan for
information.**

Disposition: Carried (6-0)

10. Notices of Motion

11. Items for discussion arising from previous meetings

11.1 Delegations from Previous Meeting

1. Sunset Community Foundation

Motion: 386-2025

Moved: T. Oke

Seconded: A. Neeb

That South Huron Council refer the request of the Sunset Community Foundation for funding to the Wind Turbine Committee for consideration.

Disposition: Carried (6-0)

12. New Business

13. Mayor & Councillor Comments and Announcements

Councillor McLeod-Haggitt attended the Touch a Truck event, which was well attended with over 200 kids. She mentioned the BIA is planning to have another event in the spring. She attended the United Way Kick Off and mentioned that the CNOY event in Exeter is the largest fundraiser for the United Way and would like Council to have a team in 2026. Councillor McLeod-Haggitt will be attending the Belonging Matters Workshop.

Councillor Neeb attended the Hello Neighbour Event that took place in the Town Hall parking lot. He said it was great to see the local organizations taking part and to talk about the different events they are planning in the community. He also attended the Govers' Pumpkin Patch Harvest Fest, which was a fun event for the community.

Councillor Oke mentioned he also attended the Govers' Pumpkin Patch and said it was a great event.

Mayor Finch attended the Hello Neighbour Event and said there was a great turnout. He attended the KW Resident Recruitment Event with the South Huron Medical Recruitment Committee to share the benefits of rural healthcare. Mayor

Finch presented Tanya with an award as part of the I Am Huron Initiative. He also attended Ms. McLennan's Grade 10 class to give a presentation about local government.

14. Communications

Item 14.1, 14.3, 14.4, 14.5, 14.6, 14.7, 14.8, 14.10, 14.16 pulled for discussion.

14.1 ROMA 2026 Conference - Correspondence - Registration and Hotel Information

Motion: 387-2025

Moved: W McLeod-Haggitt

Seconded: A. Neeb

That the Clerk proceed with booking ROMA 2026 Conference and hotel accommodations (January 18-20, 2026) for the following Council Members: Councillor Oke, Councillor McLeod-Haggitt, Deputy Mayor Dietrich and Mayor Finch.

Disposition: Carried (6-0)

14.2 Ontario Producer Responsibility Organizations (PROs) - Correspondence - Update on Blue Box Collection from Industrial, Commercial and Institutional (IC and I) Locations

14.3 Huron Clean Water Project - Correspondence - HCWP Encourages Best Management Practices in Municipal Drainage Work

Council highlighted the different opportunities provided by Huron Clean Water Project.

14.4 Experience Exeter BIA - Correspondence - 2025 Gala Sponsorship Package

Staff advised Council provides support to the Chamber of Commerce and Exeter BIA through the current MOUs.

14.5 Exeter BIA - Road Closure/Parking Lot Closure Request - Santa Claus Parade and Jack-O-Lantern Jamboree

Motion: 388-2025

Moved: W McLeod-Haggitt

Seconded: T. Oke

That South Huron Council approve the closure of the Town Hall parking lot, closure area as outlined on the request, for October 25, 2025, from 4:30 p.m. - 7:30 p.m., for Jack-O-Lantern Jamboree; and

That Council approve the Road Closure of Main Street from Huron Street to Wellington Road from 5:30 p.m. to 7:30 p.m. on November 15, 2025, for the Santa Claus Parade.

Disposition: Carried (6-0)

- 14.6 Jo-Ann Middleton and Dan Walters - Correspondence - Traffic Issues in Winchelsea

Huron County is bringing back a report regarding this concern.

- 14.7 Marnie Van Esbroeck - Correspondence - Protect Before and After School Programs in Huron County

Council discussed requesting a delegation to the Ministry of Education regarding this topic. Topics for delegation requests will be discussed closer to the ROMA conference.

- 14.8 Spriet and Kinwin Development - Correspondence - Proposed Municipal Roadway

Motion: 389-2025

Moved: A. Neeb

Seconded: T. Oke

That staff investigate the Spriet and Kinwin Development request regarding a proposed municipal roadway and bring a report back for Council consideration.

Disposition: Carried (6-0)

- 14.9 New Outlook Huron Park - Invitation - Belonging Matters Workshop

- 14.10 Kirkton Woodham Community Centre - Draft Minutes of September 9, 2025

Staff confirmed South Huron has included an amount for the sign in the 2026 budget for consideration.

- 14.11 Huron Health System - Minutes of June 12, 2025

- 14.12 Huron County Council

14.12.1 Minutes of September 3, 2025

14.12.2 Draft Minutes of September 17, 2025

14.13 Township of Bonfield - Resolution - Canada Post - CUPW Labour Dispute

14.14 Municipality of Brighton - Resolution - Support for Electoral Reform

14.15 Canadian Union of Postal Workers - Resolution - Canada Post Corporation Review

14.16 City of Dryden - Resolution - Swim to Survive Training

Motion: 390-2025

Moved: T. Oke

Seconded: W McLeod-Haggitt

That South Huron Council supports the September 22, 2025, correspondence of the City of Dryden regarding Swim to Survive Training; and

That this supporting resolution and the originating correspondence be circulated to Premier Doug Ford, Lisa Thompson, MPP, Paul Calandra, Minister of Education, AMO and all municipalities in Ontario.

Disposition: Carried (6-0)

14.17 City of Kitchener - Resolution - Postage

14.18 Township of Larder Lake - Resolution - Request for Extension of Certification Deadlines under Ontario Regulation 343/22

14.19 Municipality of St. Charles - Resolution - NORDS Pilot Program

14.20 Township of Woolwich - Resolution - Bill C-61 First Nations Clean Water Act

14.21 Resolutions - Natural Gas Expansion in Ontario

14.21.1 Huron County

14.21.2 Municipality of Bluewater

Motion: 391-2025

Moved: A. Neeb

Seconded: W McLeod-Haggitt

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. 56-2025 - Zoning Amendment (SHu Z05-2025 Prout)

Motion: 392-2025

Moved: A. Neeb

Seconded: T. Oke

That the South Huron Council gives first, second, third and final reading to By-Law #56-2025, being a by-law to amend By-Law #69-2018 of the Municipality of South Huron

Disposition: Carried (6-0)

17.2 By-Law No. 57-2025 - Subdivision Agreement (Crediton Village Centre - Phase 4)

Motion: 393-2025

Moved: J. Dietrich

Seconded: W McLeod-Haggitt

That the South Huron Council gives first, second, third and final reading to By-Law #57-2025, being a By-law to enter into a Subdivision Agreement between the Municipality of South Huron and 1028094 Ontario Inc. (40T10001 Phase 4 – Crediton Village Center Subdivision).

Disposition: Carried (6-0)

17.3 By-Law No. 58-2025 - Removal of Holding Symbol SHu Z06-2025 (Palen)

Motion: 394-2025

Moved: A. Neeb

Seconded: M. Vaughan

That the South Huron Council gives first, second, third and final reading to By-Law #58-2025, being a By-Law to amend By-Law #69-2018 of the Municipality of South Huron for lands described as Part Lot 10, Concession 6, Stephen Ward, Municipality of South Huron

Disposition: Carried (6-0)

- 17.4 By-Law No. 59-2025 - Exeter Hawks Camera Agreement

Motion: 395-2025

Moved: A. Neeb

Seconded: T. Oke

That the South Huron Council gives first, second, third and final reading to By-Law #59-2025, being a by-law to authorize entering into an Agreement with the Exeter Hawks Club for video streaming at the South Huron Recreation Centre.

Disposition: Carried (6-0)

- 17.5 By-Law No. 60-2025 - Appoint Treasurer

Motion: 396-2025

Moved: A. Neeb

Seconded: J. Dietrich

That the South Huron Council gives first, second, third and final reading to By-Law #60-2025, being a by-law to appoint Julia Warwick as Treasurer for the Municipality of South Huron

Disposition: Carried (6-0)

- 17.6 By-Law No. 61-2025 - Connecting Link Grant Application - Intake 11 (SMP)

Council had a lengthy discussion regarding the Ministry of Transportation Connecting Links Program and the Strong Mayor Power responsibilities and associated process.

Motion: 397-2025

Moved: A. Neeb

Seconded: T. Oke

That the South Huron Council gives first, second, third and final reading to By-Law #61-2025, being a by-law to authorize staff to submit an application to the 2026-2027 (Intake 11) Ministry of Transportation Connecting Links Program

Disposition: Carried on 1/3rd (4-2)

18. Confirming By-Law

18.1 By-Law No. 62-2025 – Confirming By-Law

Motion: 398-2025

Moved: A. Neeb

Seconded: T. Oke

That the South Huron Council gives first, second, third and final reading to By-Law #62-2025, being a by-law to confirm matters addressed at the September 29, 2025 Budget Meeting and the October 6, 2025 Council meeting.

Disposition: Carried (6-0)

19. Adjournment

Motion: 399-2025

Moved: J. Dietrich

Seconded: A. Neeb

That South Huron Council hereby adjourns at 8:13 p.m., to meet again on October 20, 2025, at 6:00 p.m. or at the Call of the Chair.

Disposition: Carried (6-0)

George Finch, Mayor

Alex Wolfe, Clerk



THE MUNICIPALITY OF
LAMBTON SHORES

Grand Bend and Area Joint Sewage Board Minutes

Friday, August 1, 2025 - 9:00 am

Member Present: Deputy Chair Mayor George Finch, South Huron, Mayor Doug Cook, Lambton Shores, Deputy Mayor Dan Sageman, Lambton Shores, Councillor Glen Baillie, Lambton Shores, Councillor Marissa Vaughan, South Huron

Member Absent: Chair Councillor Milt Dietrich, South Huron

Staff Present: Director of Public Works Nick Verhoeven, Lambton Shores, and Deputy Clerk Jennifer Turk, Lambton Shores

1. Call to Order

Deputy Chair Mayor Finch called the meeting to order at 9:00 am.

2. Declaration of Pecuniary Interest

None were declared Friday, August 1, 2025.

3. Approval of the Agenda

GBAJSB25-0801-01 Moved By: Marissa Vaughan, South Huron
Seconded By: Doug Cook, Lambton Shores

THAT the August 1, 2025 Grand Bend and Area Joint Sewage Board Meeting Agenda as presented be approved.

Carried

4. Minutes of Previous Meeting

GBAJSB25-0801-02 Moved By: Dan Sageman, Lambton Shores
Seconded By: Doug Cook, Lambton Shores

THAT the minutes of the April 24, 2025 Grand Bend and Area Joint Sewage Board Meeting as presented be adopted.

Carried

5. Correspondence

5.1 MNP LLP - 2024 Audit

Director of Public Works introduced Giovanni Spadafora, MNP Chartered Professional Accountants.

Mr. Spadafora presented the draft 2024 Financial Statements and Audit Findings.

Mayor Cook, inquired about the increase to the expenses for Repairs & Maintenance and to OMI Administration within the Statement of Operations and Accumulated Surplus. No further information was available. Staff was asked to report back at the next meeting with the findings.

GBAJSB25-0801-03 Moved By: Doug Cook, Lambton Shores
Seconded By: Dan Sageman, Lambton Shores

THAT the 2024 Financial Statements and Audit Findings for the Grand Bend and Area Joint Sewage Board be received and approved, and staff be directed to provide further information on the increased expenses for Repairs & Maintenance, and OMI Administration brought forward by Mayor Cook.

Carried

6. Presentations & Delegations

No presentations or delegations heard.

7. Staff Reports

Director of Public Works Nick Verhoeven presented the second quarter operations report for 2025.

Councillor Marissa Vaughan inquired about the low flows reported at the Pinery. Nick Verhoeven advised he would investigate and bring that information back to the next committee meeting as the numbers are lower than what was reported in 2024.

GBAJSB25-0801-04 Moved By: Marissa Vaughan, South Huron
Seconded By: Dan Sageman, Lambton Shores

THAT Report STB 05-2025 regarding the “2025 Second Quarter Operations Report” be received.

Carried

8. Closed Session

There was no Closed Session.

GBAJSB25-0801-05 Moved By: Doug Cook, Lambton Shores
Seconded By: Marissa Vaughan, South Huron

Carried



THE MUNICIPALITY OF

LAMBTON SHORES**Public Works**

9575 Port Franks Road, R.R. #1

Thedford, ON N0M 2N0

T: 519-243-1400 / 1-866-943-1400

www.lambtonshores.ca

October 8, 2025

Municipality of South Huron
322 Main Street South
PO Box 759
Exeter, Ontario
N0M 1S6

Attention: Alex Wolfe, Clerk

Dear Ms. Wolfe,

On behalf of the Grand Bend Area Joint Sewage Board (the Board), please find attached the Draft 2026 Budget for the Grand Bend Sewer System for review and comment by the South Huron Council. Along with the Budget, the staff report presented to the Board explaining the 2026 draft budget is attached for information.

The budget for the Grand Bend Sewage System is created by the Board and is funded by the Municipalities of Lambton Shores and South Huron. The total proposed 2026 budget for the Grand Bend Sewage System is \$862,701.99, which includes a \$240,190.17 contribution to the Capital Replacement and Rehabilitation Reserve Fund.

The funding proportions for each municipality are based on the defined capital contributions split, and actual flow contributed to the system. Flows are estimated based on a three-year average; however final contributions from each municipality are based on actual flows. The flow estimates used to calculate the 2026 budget are attached to the draft budget for Council's information.

The draft 2026 budget results in the following total funding contributions required from each Municipality:

South Huron:	\$267,306.38
Lambton Shores:	\$535,395.61

The Board kindly requests that the South Huron Council review the attached Draft 2026 Grand Bend Area Joint Sewage Board Budget and provide comments back to the Board. The Board will review comments from both South Huron and Lambton Shores at their next meeting on December 11, 2025 and a final budget will be forwarded to each Municipal Council for final approval and incorporation into their budgets.

Sincerely,

Nick Verhoeven, P.Eng.
Director of Public Works, Municipality of Lambton Shores

GRAND BEND AREA JOINT SEWAGE OPERATIONS
2026 Budget - Draft

	2025 BUDGET	2025 DRAFT YTD To Aug. 31, 2025	2025 Projection	2026 BUDGET	Budget Increase/Decrease			
OWNER CONTRIBUTION								
LAMBTON SHORES CONTRIBUTION	510,871.67	255,436.00	510,871.67	535,395.61	24,523.94			
SOUTH HURON CONTRIBUTION	262,983.56	131,492.00	262,983.56	267,306.38	4,322.82			
Interest on Reserve	70,000.00	31,671.96	47,507.94	60,000.00				
TOTAL REVENUE	843,855.23	418,599.96	821,363.17	862,701.99	18,846.76			
						Lambton Shores Share	South Huron Share	Basis of Cost Split
ADMINISTRATIVE AND GOVERNANCE								
GENERAL ADMIN CHARGE STF	4,346.85		4,346.85	4,433.79	86.94	2,868.66	1,565.13	1
INSURANCE STF	50,000.00	34,974.72	52,462.08	52,500.00	2,500.00	33,967.50	18,532.50	1
AUDIT	6,000.00		6,000.00	6,000.00	0.00	3,882.00	2,118.00	1
ACCOUNTING SERVICES	2,500.00		2,500.00	2,500.00	0.00	1,617.50	882.50	1
IT	500.00		500.00	500.00	0.00	323.50	176.50	1
SCADA SUPPORT STF	2,500.00		2,500.00	2,500.00	0.00	1,617.50	882.50	1
ENGINEERING STF	2,000.00		2,000.00	2,000.00	0.00	1,294.00	706.00	1
LEGAL	1,000.00		1,000.00	1,000.00	0.00	647.00	353.00	1
CAPITAL REPLACEMENT RESERVE	235,480.56	117,740.00	235,480.56	240,190.17	4,709.61	155,403.04	84,787.13	1
TAXES STF	46,227.76	22,212.59	46,227.76	47,152.32	924.56	30,507.55	16,644.77	1
TAXES PS2	1,699.51	1,718.89	1,718.89	1,753.27	53.76	876.63	876.63	2
RF INTEREST ALLOCATION	70,000.00	31,671.96	47,507.94	60,000.00				
TOTAL PART A	422,254.68	208,318.16	402,244.08	420,529.54	-1,725.14	233,004.88	127,524.66	
FIXED MTC & OPERATIONAL COSTS								
TELEPHONE STF	2,100.00	1,672.55	2,508.83	2,500.00	400.00	1,617.50	882.50	1
TELEPHONE PS2	3,000.00	3,066.15	4,599.23	3,000.00	0.00	1,500.00	1,500.00	2
COMPUTER EXPENSE	500.00		500.00	500.00	0.00	342.16	157.84	3
BUILDING REPAIRS & MAINT. STF	30,000.00		30,000.00	30,000.00	0.00	20,529.40	9,470.60	3
GROUPS MAINTENANCE	1,000.00	124.92	500.00	1,000.00	0.00	684.31	315.69	3
ANNUAL PREVENTIVE MAINTENANCE *	10,176.00	7,632.00	10,176.00	10,176.00	0.00	6,963.57	3,212.43	3
WETLAND PEST CONTROL	1,000.00	2747.52	2,747.52	1,000.00	0.00	684.31	315.69	3
TOTAL PART B	47,776.00	15,243.14	51,031.57	48,176.00	400.00	32,321.25	15,854.75	
VARIABLE OPERATIONAL COSTS (RELATED TO FLOWS)								
OMI ADMINISTRATIVE COSTS STF *	38,803.12	29,102.22	38,803.12	39,841.08	1,037.96	27,263.78	12,577.30	3
OPERATOR WAGES STF *	100,501.23	75,375.90	100,501.23	103,185.66	2,684.43	70,611.31	32,574.35	3
OPERATOR WAGES PS2					0.00			
ELECTRICAL COSTS STF	102,000.00	74,350.46	111,525.69	110,000.00	8,000.00	75,274.46	34,725.54	3
ELECTRICAL COSTS PS2	15,000.00	9,507.22	14,260.83	14,500.00	-500.00	10,362.56	4,136.96	4
UNION GAS STF	28,000.00	24,119.00	36,178.50	35,000.00	7,000.00	23,950.96	11,049.04	3
WATER STF	20,000.00	14,849.90	22,274.85	20,000.00	0.00	13,686.26	6,313.74	3
WATER PS2	300.00	253.24	379.86	400.00	100.00	285.86	114.12	4
CHEMICALS *	59,943.76	44,957.79	59,943.76	61,545.47	1,601.71	42,116.38	19,429.09	3
LABORATORY SAMPLING *	9,276.44	6,957.18	9,276.44	9,524.74	248.30	6,517.91	3,006.83	3
TOTAL PART C	373,824.55	279,472.91	393,144.28	393,996.95	20,172.40	270,069.48	123,926.97	
TOTAL EXPENSES	843,855.23	503,034.21	846,419.93	862,702.49	18,847.26	535,395.61	267,306.38	
	773,855.23			802,702.49	28,847.26			

Legend for Basis of cost split

Capital split for plant (64.7% LS, 35.3% SH)	1
Capital split for PS2 (50% LS, 50% SH)	2
Flow Proportion to Plant	3
Flow Proportion to PS2	4

GRAND BEND AREA JOINT SEWAGE OPERATIONS
2025 Flow Calculations

2025 FLOW CALCULATION PROJECTION (m3)						
Month	PS2	POG	HC Playhouse	Pinery	Oakwood	Grand Cove
Jan	27256	2125	98	2	621	7723
Feb	15371	474	114	1	155	6686
Mar	26650	4506	159	2	1508	6774
Apr	31368	2872	154	153	155	8700
May	22828	506	141	1078	337	5308
June	23960	910	413	2445	924	4391
July	30589	1413	573	7337	1273	4291
Aug	32637	775	546	6508	1516	3194
Sept	21939	961	159	2241	1859	4931
Oct	19289	434	155	831	510	3874
Nov	15246	790	84	45	405	4059
Dec	17386	1341	105	39	362	5672
Total Annual	284519	17107	2701	20682	9625	65603
Avg Month	23710	1426	225	1724	802	5467
Indicates 2024 actual flows			2024 flow value- maintenance			

2025 FLOW CALCULATION ESTIMATE (m3)				
	2025 (3 YR AVG)	2025 (projection)	2024	2023
Main Pump (PS2)	296,455	284,519	281600	323245
GRAND COVE	72,901	65,603	72805	80296
OAKWOOD	11,679	9,625	11722	13691
Lambton Shores (PS2 - GC & Oakwood)	211,864	209,291	197073	229228
POG	20,168	17,107	17432	25964
HCP	2,290	2,701	1938	2231
Pinery	20,163	20,682	20536	19270
Grand Total Flows To GB plant (PS2 Flow Plus Remaining Sources)	339,065	325,009	321,506	370,680
MUNICIPAL TOTALS				
SOUTH HURON	107,038	95,036	103,897	122,182
LAMBTION SHORES	232,027	229,973	217,609	248,498
TOTAL	339,065	325,009	321,506	370,680

MUNICIPAL FLOW APROPORTIONMENT

	Lambton Shores	South Huron
PS2 Flow Proportions	71.47%	28.53%
GB Plant Proportions	68.43%	31.57%

Revenue Calculation			
	Total	Lambton Shores	South Huron
Part A - per agreement			
PS 2- 50% LS, 50% SH	47,152.32	23,576.16	23,576.16
Treatment Facility - 64.7% LS, 35.3% SH	373,377.23	241,575.07	131,802.16
Total Part A	420,529.54	265,151.22	155,378.32
Part B - Per Agreement \ Flow Based			
PS2 - per agreement	3,000.00	1,500.00	1,500.00
Plant - per agreement	2,500.00	1,617.50	882.50
Plant - Flow based	42,676.00	29,203.75	13,472.25
Total Part B	48,176.00	32,321.25	15,854.75
Part C - Flow Based			
PS2	14,900.00	10,648.42	4,251.08
Plant	379,096.95	259,421.06	119,675.89
Total Part C	393,996.95	270,069.48	123,926.97
Total	862,702.49	567,541.95	295,160.04

Grand Bend Area Joint Sewage Board - Capital Program												
Description	Year	Rep. Value	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
<u>Grand Bend Area Sewage Treatment Plant</u>												
Inlet Control Valves			200,000									
Total Capital Requirements			200,000	-	-	-	-	-	-	-	-	-
Funding of above projects												
Capital Replacement Reserve			200,000	-	-	-	-	-	-	-	-	-
Balance			-	-	-	-	-	-	-	-	-	-
Capital Replacement Reserve	1,389,063											
Capital Replacement Reserve- contribution			240,190	244,994	249,894	254,892	259,990	265,189	270,493	275,903	281,421	287,049
Capital Replacement Reserve- withdrawal			200,000	-	-	-	-	-	-	-	-	-
Total - Capital Replacement Reserve			1,429,253	1,674,247	1,924,141	2,179,033	2,439,023	2,704,212	2,974,705	3,250,608	3,532,029	3,819,079

This shows an inflation factor of 2% applied to the reserve fund contribution for subsequent years



Corporation of the Municipality of South Huron

Minutes-Committee of Adjustment

Monday, October 6, 2025, 5:00 p.m.

Hybrid Meeting - South Huron Council Chambers

Live Video Feed - <https://www.southhuron.ca/en/government/agendas-and-minutes.aspx>

Members Present: Aaron Neeb, Vice-Chair
Wendy McLeod-Haggitt, Chair

Member Regrets: Milt Dietrich, Member

Staff Present: Victor Kloeze, County Planner (remote)
Mike Rolph, Director of Building and Planning Services/Chief Building Official
Alex Wolfe, Secretary-Treasurer
Kendra Webster, Administrative Assistant

Others Present: Larry and Jane Rundle, Applicants

1. Call to Order

Chair McLeod-Haggitt called the meeting to order at 5:00 p.m.

2. Disclosure of Pecuniary Interest and General Nature Thereof

None.

3. Approval of Minutes

Motion: COA#9-2025

Moved: A. Neeb

Seconded: W. McLeod-Haggitt

That South Huron Committee of Adjustment approve the May 5th, 2025 minutes as printed and circulated.

Disposition: Carried

4. Purpose of Meeting

The Secretary-Treasurer noted that the purpose of this Public Meeting of the South Huron Committee of adjustment was to allow the presentation of an application for Minor Variance and to allow interested members of the public the opportunity to ask questions or offer comments with regard to the application.

She added that written comments must be submitted to herself, the secretary-treasurer of the Committee and that any members of the public who would like to be notified in writing of the Committee of Adjustment's decision on the application are to contact her directly and provide their name and mailing address to be added to the registry.

5. Minor Variance MV05-2025 Rundle

The Notice for minor variance application MV05-2025, Rundle was sent on September 15, 2025, to property owners within 60m (200 feet) of the subject property and to agencies requiring notice.

5.1 Application Package

5.2 Victor Kloeze - Huron County Planner Report

Planner Kloeze provided an overview of the application seeking relief from Section 3.17 of the Zoning By-Law to allow for the construction of a new chicken layer barn at a reduced Minimum Distance Separation (MDS) Type B setback from the Woodham settlement area of 209 metres.

Planner Kloeze noted that the application was circulated for comments. There were no objections or concerns. He reviewed the four tests and noted that the requested variance is both minor and appropriate. He recommended approval with the following conditions:

1. The proposed accessory buildings be constructed in general conformity with the submitted site plan and elevation drawings, to the satisfaction of the Chief Building Official, and
2. That the ventilation system for the agricultural building be designed to exhaust to the north, to the satisfaction of the Chief Building Official, and
3. The variance approval is valid for a period of 18 months from the date of the Committee's decision.

5.3 Written Comments Received

None.

5.4 Oral Comments - Committee - Public in Attendance

Larry and Jane Rundle advised that the ventilation of the new barn would exhaust to the northwest into the bush area, not the north. Planner Kloeze advised that would still fit within the minor variance and recommended the wording in condition two be amended to "That the ventilation system for the agricultural building be designed to exhaust to the northwest, to the satisfaction of the Chief Building Official"

6. Decision

The committee noted there were no public comments or agency concerns received on the application, so there was no effect on the decision, and proposed that the above-noted conditions, including amendments, be attached to the decision.

Motion: COA#10-2025

Moved: A. Neeb

Seconded: W. McLeod-Haggitt

That Minor Variance MV05-2025 Rundle be approved as per the attached decision sheet.

Disposition: Carried

7. Adjournment

Motion: COA#11-2025

Moved: A. Neeb

Seconded: W. McLeod-Haggitt

That South Huron Committee of Adjustment hereby adjourns at 5:12 p.m.

Disposition: Carried

Wendy McLeod-Haggitt, Chair

Alex Wolfe, Secretary-Treasurer



The Corporation of the Municipality of South Huron

Notice of Decision of Committee of Adjustment
Pursuant to Section 45 of *The Planning Act*, R.S.O. 1990

Re: Minor Variance Application File #: MV05-2025
Location: 70053 ROAD 164 (CON SOUTHEAST BDY PT LOT 12)
Owner/Applicant: Rundle Farms Ltd

Please be advised that the Municipality of South Huron Committee of Adjustment made a decision to approve the above noted minor variance application at the public meeting held on the 6th day of October, 2025 in the Municipality of South Huron Council Chambers, 322 Main Street South Exeter. A certified copy of the decision of the Committee of Adjustment is attached. This notice was circulated out on the 7th day of October, 2025

► You are being notified of this application because you are an agency requiring notice, or you appeared in person or by counsel at the hearing and filed a written request with the secretary-treasurer to receive the notice of decision.

Dated the Municipality of South Huron this 7th day of October, 2025

Alex Wolfe
Secretary of the Committee of Adjustment



The Corporation of the Municipality of South Huron

Decision of Committee of Adjustment Pursuant to Section 45 of *The Planning Act*, R.S.O. 1990

Re: Minor Variance Application File #: MV05-2025
Location: 70053 ROAD 164 (CON SOUTHEAST BDY PT LOT 12)
Owner/Applicant: Rundle Farms Ltd

Purpose and Effect

The applicant is seeking relief from Section 3.17 of the South Huron Zoning By-law, which requires a new or expanding agricultural building to comply with Minimum Distance Separation (MDS) setbacks, which for the proposed chicken layer barn would be 238 metres for a Type B setback from a settlement area boundary (Woodham). If approved, the applicant would be permitted to construct a new chicken layer barn at a reduced Minimum Distance Separation (MDS) Type B setback from the Woodham settlement area of 209 metres.

Decision and Reasons of the Committee

It is the decision of the Committee of Adjustment to approve this variance application with the below conditions for the following reasons:

- The variance is minor in nature;
- The proposed minor variance represents appropriate use of the subject property;
- The requested variance conforms to the general intent and purpose of the South Huron Official Plan;
- The requested variance conforms to the general intent and purpose of the Municipality of South Huron Comprehensive Zoning By-law #69-2018.

This Decision has been made subject to the following conditions:

1. The proposed agricultural building be constructed in general conformity with the submitted site plan drawings, to the satisfaction of the Chief Building Official
2. that the ventilation system for the agricultural building be designed to exhaust to the northwest, to the satisfaction of the Chief Building Official, and
3. The variance approval is valid for a period of 18 months from the date of the Committee's decision.

Effect of Public and Agency Comments on Decision of Committee of Adjustment

No public comments were received in regard to this application. One agency comment was received from the Upper Thames River Conservation Authority which noted no objections the effect of which resulted in a decision to approve the application

Dated this 6th day of October 2025.



"Milt Dietrich"

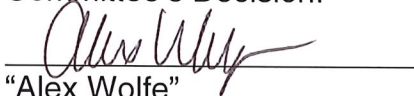
"Aaron Neeb"



"Wendy McLeod-Haggitt"

Certification of the Committee's Decision

I, Alex Wolfe, being the Secretary- Treasurer of the Committee of Adjustment for the Corporation of the Municipality of South Huron, certify that this is a true copy of the Committee's Decision.



"Alex Wolfe"

Secretary- Treasurer

October 6th, 2025
Date

Appeals

Members of the public do not have the right to appeal the decision; only the applicant, the Minister of Municipal Affairs and Housing, a specified person under the Planning Act or public body that has an interest in the matter, may appeal the decision. Please refer to the County of Huron website for details about appeal rights.

An appeal to the Ontario Land Tribunal (OLT) must be submitted within twenty days of the notice of the decision, may be made by filing a notice of appeal with the Municipal Clerk either via the Ontario Land Tribunal e-file service (first time users will need to register for a My Ontario Account at <https://olt.gov.on.ca/e-file-service> by selecting South Huron as the Approval Authority or by mail to Alex Wolfe, Clerk, Municipality of South Huron, 322 Main Street S, Exeter, ON N0M 1S6. If the e-file portal is down, you can submit your appeal at clerk@southhuron.ca

The fee required by the Ontario Land Tribunal is \$400 and can be paid online through e-file or by certificate cheque or money order to the Minister of Finance, Province of Ontario. The last day for filing an appeal is October 26th, 2025, at 4:30 pm. The filing of an appeal after 4:30 pm, in person or electronically, will be deemed to have been received the next business day.

If no appeal is received before the date above, a Notice of No Appeal will be sent to the Applicant.

Additional Information

Additional information related to this minor variance may be obtained at the South Huron Municipal office or by contacting Vanessa Polselli, Planning Coordinator at 519-235-0310, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday). Information may also be posted on our website (www.southhuron.ca).



Staff Report to Council

Report From: Mike Rolph, Building and Planning Services Director/Chief Building Official

Meeting Date: October 20 2025

Report: BPS- 11-2025
Building and Planning Third Quarter Activity Report

Recommendation

That South Huron Council receives Staff Report BPS-11-2025 – Building and Planning Third Quarter Activity Report, for information.

Report Overview

Purpose of Report	For Information
Council Priority Alignment	Planning For and Managing Sustainable Growth
Consultations	None.
Attachment(s) to Report	Building Activity Report Q3 Planning Activity Report Q3

Report Highlights

- A total of 48 permits via the Building Code Act were issued in the third quarter with an accumulative construction value of \$15,928,763.00.
- A total of 6 planning applications were received in the third quarter with an accumulative municipal fee of \$6,410.00.

Context and Background

This report provides the building and planning activities in South Huron for the third quarter of 2025 (July to September).

Building Activity:

A total of 48 permits were issued with an accumulative construction value of \$15,928,763.00.

- Thirty-six Building Permits
- Three Sewage System Permits
- Seven Plumbing Permits
- Two Demolition Permits

Planning Activity:

A total of 6 applications were received with accumulative municipal fees of \$6,410.00.

- Three Consents
- One Minor Variances
- One Removal of Holdings
- One Zoning By-law Amendment

Subdivisions:

Staff were involved in development planning for various subdivisions, which included legal services such as those involved in preparing and administering development agreements, design review and other technical services.

- One pre-servicing agreement was executed this quarter.

Consent Severances:

Three consent severance applications were received in the third quarter. Two consent severances were approved in the third quarter.

Zoning Compliance Certificates:

A Municipal Zoning Compliance Certificate provides information with respect to the zoning designation of the property, permitted uses of a property, open building permits and by-law notices for the property.

Within the third quarter, fifteen Zoning Certificates were processed, in comparison to nine in the same quarter of 2024.

Delegated authority:

Two site plan applications (SPA1-2025 MTS – 215 Pickard and SPA2-2024 Frayne - 70681 London Road)

Two severances approved by delegated authority (C13-2025 Dougall and C31-2025 Findlater)

Discussion and Staff Recommendation(s)

Canada Post (CUPW) announced it would ban delivery of neighbourhood mail starting September 25th and at the time of this report are working through rotating strikes. Staff are working with the County to achieve legislative timelines required by the Planning Act. There may be additional costs to the applicant for alternative methods for the

required persons to be notified. The Municipality will also be posting all notices on our website and social media.

Impact Analysis

There are no financial, legal, operational or community impacts as a result of the recommendation in this report.

Linkages

- None.

Respectfully submitted,

Mike Rolph, Building and Planning Services Director/Chief Building Official

Report Approval Details

Document Title:	BPS-11-2025 Building and Planning Third Quarter Activity Report.docx
Attachments:	- Third Quarter Building Activity.pdf - Third Quarter Planning Activity.pdf
Final Approval Date:	Oct 14, 2025

This report and all of its attachments were approved and signed as outlined below:

Alex Wolfe - Oct 8, 2025 - 1:03 PM

Julia Warwick - Oct 10, 2025 - 12:40 PM

Rebekah Msuya-Collison - Oct 14, 2025 - 9:22 AM

Q3: July to September BUILDING ACTIVITY REPORT

TYPE OF PERMIT	PERMITS		CONSTRUCTION VALUE		WARD					
	2024	2025	2024	2025	2024			2025		
					Ward 1: Stephen	Ward 2: Exeter	Ward 3: Usborne	Ward 1: Stephen	Ward 2: Exeter	Ward 3: Usborne
Residential										
Multiple Residential Unit	0	2	\$ -	\$ 1,800,000.00	0	0	0	0	2	0
Multiple Residential Unit Addition/ Alteration	7	3	\$ 784,000.00	\$ 157,000.00	0	6	1	1	2	0
Single Family Dwelling	1	11	\$ 600,000.00	\$ 8,195,000.00	1	0	0	6	4	1
Residential Addition/ Alteration	5	4	\$ 740,000.00	\$ 41,500.00	2	1	2	3	1	0
Residential Accessory Building	6	5	\$ 186,500.00	\$ 262,500.00	1	4	1	3	2	0
Trailer Unit	0	0	\$ -	\$ -	0	0	0	0	0	0
Trailer Addition/ Alteration	0	0	\$ -	\$ -	0	0	0	0	0	0
Commercial										
Commercial New Construction	2	2	\$ 3,575.00	\$ 8,500.00	0	0	2	1	1	0
Commercial Addition/Alteration	7	2	\$ 1,209,700.00	\$ 21,800.00	2	5	0	0	1	1
Industrial										
Industrial New Construction	0	1	\$ -	\$ 2,500,000.00	0	0	0	1	0	0
Industrial Addition/Alteration	1	1	\$ 35,000.00	\$ 200,000.00	0	1	0	0	1	0
Institutional										
Institutional New Construction	0	0	\$ -	\$ -	0	0	0	0	0	0
Institutional Addition/Alteration	1	0	\$ 840,000.00	\$ -	0	1	0	0	0	0
Agriculture										
Agricultural New Construction	4	5	\$ 2,040,000.00	\$ 2,742,463.00	1	0	3	2	0	3
Agricultural Addition	4	0	\$ 2,691,564.00	\$ -	2	0	2	0	0	0
Septic Permits	4	3	\$ -	\$ -	2	0	2	2	0	1
Plumbing Permits	3	7	\$ -	\$ -	1	2	0	1	6	0
Demolitions	4	2	\$ -	\$ -	3	1	0	0	1	1
Change of Use	0	0	\$ -	\$ -	0	0	0	0	0	0
Wind Turbine	0	0	\$ -	\$ -	0	0	0	0	0	0
TOTALS	49	48	\$ 9,130,339.00	\$ 15,928,763.00	15	21	13	20	21	7
Fees Charges			2024	2025						
	Permit Fees		\$ 68,485.83	\$ 130,444.10						
	Total Development Charges		\$ 3,986.30	\$ 73,547.00						
TOTAL			\$ 72,472.13	\$ 203,991.10						

Q3: July to September Planning Report								
	2025	2024	2025			2024		
Application Type	Q3 Number of Applications	Q3 Number of Applications	Ward 1 : Stephen	Ward 2: Exeter	Ward 3: Usborne	Ward 1 : Stephen	Ward 2: Exeter	Ward 3: Usborne
Combined Local OPA & ZBA	0	0	0	0	0	0	0	0
Consent	3	3	1	1	1	2	0	1
Deeming By-law	0	0	0	0	0	0	0	0
Draft Approval Extension	0	1	0	0	0	1	0	0
Draft Plan of Subdivision	0	0	0	0	0	0	0	0
Minor Variance	1	4	0	0	1	1	2	1
Official Plan Amendment	0	0	0	0	0	0	0	0
Part Lot Contol	0	0	0	0	0	0	0	0
Redline Revision	0	0	0	0	0	0	0	0
Removal of Holdings	1	1	1	0	0	1	0	0
Site Plan Amendment	0	1	0	0	0	1	0	0
Site Plan Control	0	0	0	0	0	0	0	0
Zoning By-law Amendment (ZBA)	1	0	0	0	1	0	0	0
Total	6	10	2	1	3	6	2	2

Q3 2024		Q3 2025	
Total Accepted Municipal Fees	\$7,245.00	Total Accepted Municipal Fees	\$6,410.00
Total Accepted County Fee	\$13,896.00	Total Accepted County Fee	\$15,010.00
Total Accepted Fees	\$21,141.00	Total Accepted Fees	\$21,420.00
Total Applications	10	Total Applications	6
Total Application YTD	27	Total Application YTD	14



Staff Report to Council

Report From: Mike Rolph, Building and Planning Services
Director/Chief Building Official

Meeting Date: October 20 2025

Report: BPS- 12-2012
Proposed Municipal Roadway – Grand Bend Industrial Park

Recommendation

That South Huron Council receives Staff Report BPS-12-2025 – Proposed Municipal Roadway – Grand Bend Industrial Park; and

That Staff prepare a development agreement with 975038 Ontario Limited regarding the upgrading and eventual assumption of the existing roadway within Part 1 Plan 22RD-70 for Council consideration; and

That South Huron Council requires that all costs associated with the roadway within Part 1 Plan 22RD-70, be borne by 975038 Ontario Limited.

Report Overview

Purpose of Report	For Information
Council Priority Alignment	Planning For and Managing Sustainable Growth
Consultations	Rebekah Msuya-Collison, Chief Administrative Officer/Deputy Clerk Don Giberson, Infrastructure & Development General Manager
Attachment(s) to Report	None.

Report Highlights

- The existing gravel road within the private right-of-way is proposed to be upgraded to municipal standards and transferred to the municipality for assumption as a public asset at no cost to the Municipality.
- A new 150mm watermain is proposed to be installed within the right-of-way to municipal standards and specifications to provide fire protection to the Kinwin development and support future developments.
- Municipal assumption would include long-term responsibility and liability for maintenance, operation, and replacement of the roadway and infrastructure at the end of its normal useful life.

Context and Background

At the October 6, 2025, regular Council meeting, a letter from A.M. Spriet (dated August 18, 2025) was received, and directed staff to investigate the request from A.M. Spriet and bring a report back for Council's consideration. This report outlines the implications associated with A.M. Spriet's request.

The correspondence proposes that the current private right-of-way, which provides access to lands located east of the existing road network be upgraded to municipal standards and assumed as a public roadway. The proposal includes the upgrading of the existing gravel road to an industrial paved cross-section and the installation of a 150mm watermain at the sole cost of the proponent. Upon completion and verification of compliance with municipal standards, the infrastructure would be assumed as municipal assets and this section of the private right-of-way transferred to the Municipality.

The lands at the east end of the private right-of-way are nearing the final stages of planning approval for the Kinwin development, which will consist of five buildings totaling approximately 5,416.4 square metres of self-service storage space. Presently, access to these lands is provided via the existing gravel road within a private right-of-way, which would require the establishment of a permanent easement should the municipality choose not to assume the roadway.

Discussion and Staff Recommendation(s)

While the introduction of new municipal roadways typically occurs through subdivision development (residential, commercial, or industrial), this request—initiated by a private landowner—is unique. However, based on existing planning designations, servicing needs, and long-term infrastructure considerations, the assumption of the upgraded right-of-way may be determined appropriate by Council.

The proponent has committed to:

- Constructing the roadway to municipal industrial paved cross-section standards entirely at their expense,
- Installing a 150mm watermain to municipal specifications entirely at their expense,

- Completing all required Environmental Assessments and regulatory approvals,
- Covering all costs related to legal review, title arrangements, survey work, and preparation of a reference plan (R-Plan).

This roadway would provide permanent and reliable access not only to the Kinwin development but also to the lands designated as employment areas to the north, supporting future growth and development. Municipal ownership would enable the municipality to:

- Maintain control over access points and road standards,
- Ensure consistent infrastructure design and maintenance,
- Facilitate servicing and support long-term planning objectives,
- Facilitate future industrial development.

Impact Analysis

Financial Impact:

The financial impact includes an estimated annual cost of \$3,193.87 for road maintenance and contribution to its future replacement. According to the Municipality of South Huron 2021 State of Road Infrastructure (SOI) Report, the anticipated useful life of the proposed paved roadway (HCB – two lifts) is approximately 30 years. The annual cost to maintain and build a reserve for future replacement is estimated at: $\$13.80/\text{metre} \times 231.44 \text{ metres} = \$3,193.87$ annually

Operational Impact:

Operationally, the new roadway would integrate into the municipality's existing Public Works program.

From a planning and development perspective, the assumption supports access to current and future development lands, aligns with the municipality's long-term Official Plan policies, and reduces reliance on private easements.

Should the road remain private, the municipality would require an easement in gross for watermain access.

Legal and Liability Impact:

Assumption includes liability for roadway condition, maintenance, and public safety. From a liability standpoint, assumption of the roadway would place the municipality in a position of long-term responsibility for:

- Routine and seasonal maintenance (e.g., snow clearing, sanding/salting, asphalt, shoulder repair),
- Compliance with Minimum Maintenance Standards under the Highway Traffic Act,

- Infrastructure inspection, repair, and future replacement,
- Legal liability for any incidents occurring on the roadway.

Risk will be mitigated through routine inspections, regular maintenance, and compliance with asset management practices.

Linkages

- [Spriet and Kinwin Development - Correspondence - Proposed Municipal Roadway](#)
-

Respectfully submitted,

Mike Rolph, Building and Planning Services Director/Chief Building Official

Report Approval Details

Document Title:	BPS-12-2025 Proposed Municipal Roadway - Grand Bend Industrial Park.docx
Attachments:	
Final Approval Date:	Oct 15, 2025

This report and all of its attachments were approved and signed as outlined below:

Alex Wolfe - Oct 15, 2025 - 9:07 AM

Julia Warwick - Oct 15, 2025 - 9:53 AM

Rebekah Msuya-Collison - Oct 15, 2025 - 1:12 PM



Staff Report to Council

Report From: Mike Rolph, Building and Planning Services Director/Chief Building Official

Meeting Date: October 20 2025

Report: BPS-13-2025
Parkland Dedication By-law

Recommendation

**That South Huron Council receives Staff Report BPS-13-2025, Parkland Dedication By-Law; and
That Council approves the draft Parkland Dedication By-Law; and
That the By-Law be brought back for the required three readings.**

Report Overview

Purpose of Report	For Approval
Council Priority Alignment	Planning For and Managing Sustainable Growth Recreation and Community Amenities
Consultations	Rebekah Msuya-Collison, Chief Administrative Officer/Deputy Clerk Julia Warwick, Financial Services Director/Treasurer
Attachment(s) to Report	Draft Parkland Dedication By-law

Report Highlights

- Once approved the Parkland Dedication By-law will replace the existing parkland dedication policy.
- Efficiencies, transparency and clear direction will be provided to future developers through the implementation of this Parkland Dedication By-law.

Context and Background

A Parkland Dedication By-Law is a municipal by-law that mandates developers to either dedicate a portion of their land for parkland or provide payment-in-lieu for parkland acquisition or development, in exchange for development or redevelopment approvals. This by-law will ensure transparency for both developers and staff to ensure an efficient process.

Following the adoption of the Official Plan update, the Parkland Dedication By-Law has been drafted to be in-line with the updated Official Plan policies.

The Parkland Dedication By-Law provides direction to Developers and staff on when parkland dedication is required for a development, what type of parkland, and how to calculate the required parkland or payment-in-lieu thereof.

The Parkland Dedication By-law also provides staff with “eligible projects” that the collected payments-in-lieu can be dedicated towards via budget approval. These eligible projects are as follows:

- Acquisition of land for park or other public recreational purposes.
- Capital projects for the development of new public parks which may include any associated site preparation and drainage.
- Capital projects to increase the capacity of existing public parks to accommodate more intensive public use.
- The provisions of park facilities, such as play equipment, sports fields and trails.
- The provisions of additional park facilities, for example, splash pads and site furniture.
- A combination of any/all the above to the equivalent value of the amount that the Municipality would otherwise be entitled to collect in accordance with Sections 41(1), 51.1(4) and 53 of the Planning Act, R.S.O. 1990 c.P.13.

Discussion and Staff Recommendation(s)

The provided Parkland Dedication By-Law is an important document to have, not only for reference and direction, but also to ensure the availability of parks and recreational spaces for residents as the municipality grows. Providing valuable community amenities for physical activity, social interaction, and environmental well-

being is key when planning for and managing sustainable growth within South Huron.

The implementation of the Parkland Dedication By-Law aligns with “Planning for and Managing Sustainable Growth”, “Recreation Community Amenities” and “Community Safety and Well-Being” Strategic Priorities as set by Council.

Impact Analysis

The financial impact as a result of the recommendation in this report is positive. Although there is already a policy in place, this By-law details the eligible projects that the payments in lieu of parkland can be applied to.

There are no legal impacts as a result of the recommendation in this report.

There are no operational impact as a result of the recommendation in this report. However, as the municipality grows, the need for parkland and/or the increased use of the existing parklands will grow and with that growth, the operational impact will be greater.

The community impact as a result of the recommendation in this report is also positive. The community will benefit from additional parkland and/or revenue from payments in lieu of parkland for possible upgrades to our existing parkland.

Linkages

- None

Respectfully submitted,

Mike Rolph, Building and Planning Services Director/Chief Building Official

Report Approval Details

Document Title:	BPS-13-2025 Parkland Dedication By-law.docx
Attachments:	- xx-2025 - Parkland Dedication - DRAFT.docx
Final Approval Date:	Oct 16, 2025

This report and all of its attachments were approved and signed as outlined below:

Alex Wolfe - Oct 16, 2025 - 10:45 AM

Julia Warwick - Oct 16, 2025 - 10:49 AM

Rebekah Msuya-Collison - Oct 16, 2025 - 3:14 PM

The Corporation of the Municipality of South Huron

By-Law xx-2025

Being a By-Law to provide for the conveyance of land for park or other public recreational purposes and/or cash in lieu of parkland dedication for the Corporation of the Municipality of South Huron

Whereas Sections 42, 51.1 and 53 of the Planning Act, R.S.O. 1990 c.P.13, as amended, authorizes the Council of the Corporation of the Municipality of South Huron to pass a by-law requiring land or cash-in-lieu of the land at the Municipality's approval to be conveyed to the Municipality for park or other public recreational purposes as a condition of subdivision of land or site plan control; and

Whereas the Council of the Corporation of the Municipality of South Huron has established an Official Plan that contains specific policies with respect to the provision of lands for park or other public recreational purposes and this by-law is intended to be in conformity with such policies;

Now therefore be it resolved that the Council of the Corporation of the Municipality of South Huron enacts as follows:

1. Definitions

- 1.1 "Act" means the *Planning Act*, R.S.O. 1990, cP.13.
- 1.2 "Payment-in-lieu" means a payment of money in lieu of a conveyance otherwise required under section 42, 51.1 or 53 of the Planning Act, R.S.O. 1990 c. P.13.
- 1.3 "Council" means the Council of the Municipality of South Huron.
- 1.4 "Corporation" means The Corporation of the Municipality of South Huron.
- 1.5 "Developer" means a group or individual who is undertaking a development that is subject to conveyance of land for park purposes.
- 1.6 "Development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof
- 1.7 "Eligible Project" means:
 - 1.7.1 Acquisition of land for park or other public recreational purposes;
 - 1.7.2 Capital projects for the development of new public parks which may include any associated site preparation and drainage;
 - 1.7.3 Capital projects to increase the capacity of existing public parks to accommodate more intensive public use;
 - 1.7.4 The provisions of park facilities, such as play equipment, sports fields and trails

1.7.5 The provisions of additional park facilities, for example, splash pads and site furniture

1.7.6 A combination of any/all the above to the equivalent value of the amount that the Municipality would otherwise be entitled to collect in accordance with Sections 41(1), 51.1(4) and 53 of the Planning Act, R.S.O. 1990 c.P.13.

1.8 “Municipality” means the Corporation of the Municipality of South Huron.

1.9 “Parkland” means land for park purposes and/or as indicated in Section 2.

2 Parkland Dedication

2.1 This by-law shall apply to all lands within the Municipality.

2.2 The purpose of this by-law is to enable the Municipality to provide land for parks or other public recreational purposes. The Municipality is permitted to require the conveyance of parkland as a condition of approval of development or a draft plan of subdivision or condominium or consent as regulated under the Act. Land conveyed to the Municipality under this by-law shall be used for parks or other public recreational purposes, subject to the policies of the Official Plan and this by-law.

2.3 Except as permitted in Section 3, as a condition of development of land, the Municipality shall require that land be conveyed to the Municipality for park or other public recreational purposes.

2.4 The amount of parkland dedication will be in the amounts indicated in the Act.

2.5 Land dedicated to the Municipality for parkland or other public recreational purposes shall be chosen in consultation with municipal staff and shall be leveled, serviced, top-soiled and seeded by the Developer to the specifications of the Municipality, and as indicated in the Municipal Local Servicing Policy. In the case of a disagreement, the Municipality has the final decision as to the appropriate lands.

2.6 Only those lands suitable for municipal parks development and that follow the recommendation indicated in the Municipality’s applicable plan(s) will be accepted as part of the required parkland.

2.7 The Municipality may, at its own discretion, accept additional lands over and above the required parkland dedication and may incorporate these lands into the Municipality’s Park system. Such lands may include:

2.7.1 Land for stormwater management areas;

- 2.7.2 Lands having environmental or physical conditions which render them unsuitable for development; or
- 2.7.3 Land which are unsuitable for the development of corridors throughout the Municipality for such uses as wildlife, pedestrian or biking trails.

2.8 Any land that has been or is to be conveyed to the Municipality for stormwater management facilities, for flood plain or conservation purposes, for roadways, walkways or any other non-parkland purposes, will not be credited against the required parkland conveyance or Payment-in-lieu of parkland conveyance.

3 Payment-in-Lieu of Parkland:

- 3.1 In lieu of requiring the conveyances in Section 2 above, and in accordance with the Act, when proposed lands for park purposes are of insufficient size to provide appropriate parkland dedication, the Municipality may require the payment of money as a Payment-in-lieu of parkland, as provided by the Act, under the following circumstances;
 - 3.1.1 Where the amount of parkland to be dedicated, in accordance with the Act, is of insufficient size, in the opinion of the Municipality, to be useable for normal public recreational activities;
 - 3.1.2 Where an area is adequately served by municipal or other open space lands;
 - 3.1.3 Where the Municipality wishes to combine the parkland dedication of a number of small developments to provide for one park area; or
 - 3.1.4 Where the required dedication would render the remainder of the site unsuitable or impractical for development.
- 3.2 The payment required shall be paid to the Municipality:
 - 3.2.1 For a plan of subdivision, plan of condominium, or for site plan control, prior to the execution of the development agreement; or
 - 3.2.2 For consent, prior to final approval and receipt of the certificate confirming that all conditions have been satisfied by the Municipality.
 - 3.2.3 Where approvals are issued in phases for Developments, payment shall be calculated and required on a phase -by-phase basis.

4 Determination of Value:

- 4.1 To determine the value of the Payment-in-lieu required, the value of the land shall be determined as of the day before the day of the

approval of the draft plan of subdivision.

- 4.2 For development or redevelopment where the payment of Payment-in-lieu is not required as a condition of an approval, pursuant to section 51.1 of the Act, the value of the land shall be determined as of the day before the day the building permit is issued in respect of the development or redevelopment or, if more than one building permit is required for the development or redevelopment, as of the day before the day the first permit is issued.
- 4.3 In the event that an extension of an approval described in subsection 4.1 is requested, the value of the land shall be determined as of the day before the day of approval of the extension.
- 4.4 For a Consent the determination of value will be based on the Municipal Fees and Charges By-law, as amended.
- 4.5 Except as indicated in Subsection 4.4, the value of lands shall be determined by appraisal or as otherwise determined to be acceptable by the Chief Administrative Officer.

5. Eligible Projects:

- 5.1 Payment-in-lieu shall only be used for 'eligible projects' permitted by the Act and as defined by this by-law.

6. Exemptions

- 6.1 Notwithstanding any other provisions of this by-law, no Parkland Dedication or Payment-in-lieu will be required where development or redevelopment is for the purposes of:
 - 6.1.1 The development, redevelopment or enlargement of a non-profit housing development.
 - 6.1.2 The replacement of any building or structure that is a direct result of fire or other causes beyond the control of the owner provided that no intensification or change of use is proposed; or
 - 6.1.3 Development on a lot for which Payment-in-lieu of parkland has already been paid.



Staff Report to Council

Report From: Mike Rolph, Building and Planning Services
Director/Chief Building Official

Meeting Date: October 20 2025

Report: BPS- 14-2025
Thames Road West Forcemain

Recommendation

That South Huron Council receives Staff Report BPS – 14 – 2025, Thames Road West Forcemain; and

That a report be brought back for Council consideration outlining project costs, options for financing and steps to move forward with the installation of a sanitary forcemain within Thames Road West road allowance.

Report Overview

Purpose of Report	For Approval
Council Priority Alignment	Planning For and Managing Sustainable Growth
Consultations	Rebekah Msuya-Collison, Chief Administrative Officer/Deputy Clerk Don Giberson, Infrastructure & Development General Manager
Attachment(s) to Report	None.

Report Highlights

- South Huron Planning Department has received development proposal(s) which are abutting Thames Road West.

- Staff are recommending further investigation regarding the installation of a sanitary forcemain to service industrial lands west of the existing sanitary system on Thames Road West, with a report to be brought back for Council consideration.

Context and Background

The Municipality has received a planning application for development at the west end of Thames Road West as well as serious interest in additional development within the corridor.

Due to elevation challenges for the gravity sewers, the municipal sanitary service terminates east of the Goderich-Exeter Railway and sanitary services are not currently available for these developments. These Industrial lands could be considered constrained due to the required installation of private disposal systems to service them.

The lands west of the railway are designated as Industrial (Employment Lands) within South Huron's Official Plan, and are designated as General Industrial (M2), with special provisions where applicable, pursuant to Zone Map 5A within South Huron's Zoning By-law.

Discussion and Staff Recommendation(s)

Extending municipal sanitary services would provide the availability for these properties to develop to their full potential and not have to balance loss of developable lands (due to the area required to support a private disposal system). The installation of a sanitary force main would be able to support new and future developments and potential expansion of existing businesses. This would free up land for development and maximize the utilization of a designated industrial area enabling increased employment related activities and contributing to local economic growth.

The forcemain would be approximately 350 metres (approx. 1250 feet) in length and would have to cross the Goderich-Exeter Railway (via directional drilling) ultimately discharging into the exiting manhole east of the railway to utilize the existing sanitary system. A high-level estimate for the installation of the forcemain is anticipated to be less than \$75,000.00.

Staff recommend exploring this opportunity further and will provide Council with a complete report for their consideration illustrating project cost and payment options; required agreements and by-laws; and next steps to move forward. This report will be presented to Council for consideration.

Impact Analysis

The financial impact as a result of the recommendation in this report would be further investigation of the design and refine the cost of the installation of the forcemain. This is anticipated to be approximately \$5000.00. These professional

contracted services are currently budgeted within the Environmental Services Operational Budget for this type of analysis.

There are no legal, operational or community impacts as a result of the recommendation in this report.

Linkages

- None.

Respectfully submitted,

Mike Rolph, Building and Planning Services Director/Chief Building Official

Report Approval Details

Document Title:	BPS-14-2025 Thames Road West Forcemain.docx
Attachments:	
Final Approval Date:	Oct 16, 2025

This report and all of its attachments were approved and signed as outlined below:

Alex Wolfe - Oct 16, 2025 - 12:55 PM

Julia Warwick - Oct 16, 2025 - 1:10 PM

Rebekah Msuya-Collison - Oct 16, 2025 - 4:02 PM



Staff Report to Council

Report From: Amanda Johnston, Community Services Manager

Meeting Date: October 20 2025

Report: CSD- 18-2025
Jays Care Field of Dreams Funding Program

Recommendation

That South Huron Council receives Staff Report CSD-18-2025 Jays Care Field of Dreams Funding Program; and

That Council authorize the submission of an Expression of Interest to the Jays Care Field of Dreams Funding Program to support the replacement of fencing at Diamonds 1 and 2 at SHRC, a new backstop, as well as the addition of covered dugouts

Report Overview

Purpose of Report	For Approval
Council Priority Alignment	Recreation and Community Amenities
Consultations	Jeremy Becker, Community and Emergency Services General Manager
Attachment(s) to Report	None

Report Highlights

- Staff are seeking approval to submit an expression of interest to the Jays Care Field of Dreams funding program.

- If approved, staff will submit an expression of interest to the upset limit of \$150,000 to replace the South Huron Recreation Centre baseball diamond 1 and 2 fencing, backstop and add four covered dugouts.
- Expressions of Interest are due October 31, 2025.

Context and Background

The Jays Care Field of Dreams is private sector funding available for municipalities and organizations working on projects that support the growth and enhanced access to baseball facilities for youth. Projects must be completed within 12-18 months of receiving funding approval and should address infrastructure needs for children and youth facing barriers. Eligible capital projects include:

- Covered dugouts
- Child-friendly spaces
- Accessibility improvements
- Supplies, transportation, and labor for building or refurbishing facilities
- Safe, durable equipment
- Bleachers with a maximum of 4-5 rows and dimensions not exceeding 27'L x 30"H x 81"D (height may vary for 5 rows), seating approximately 72 people and supporting around 5000 lbs.
- Funding may be granted for projects addressing hazards posed by existing batting cages.

It should be noted that scoreboards, large bleachers, grandstands, playgrounds, washrooms/canteens, and sports equipment are not eligible for funding.

Expressions of interest are due by October 31st. If selected to proceed, the Municipality will be invited to submit a detailed application by January 31st. Applicants will be informed of funding outcomes in late March or early April.

If approved, staff will submit an Expression of Interest to replace the fencing at Diamonds 1 and 2 at the SHRC. The application will also request funding to replace the backstop at Diamond 2 and will include a request to add covered dugouts.

This project is identified in the municipality's long-term capital plan. User groups have expressed concerns about the need to replace the fencing and add covered dugouts to better protect players.

Staff would like to note that the application submitted in 2024 to help fund the SHRC baseball lights made it to the second round.

Discussion and Staff Recommendation(s)

Staff recommend Council authorize the submission of an expression of interest to the Jays Care Field of Dreams Program. The project aligns with the municipality's documented priorities and the program's eligibility requirements and stated objectives.

Impact Analysis

The Jays Care Field of Dreams program will fund 100% of eligible costs up to \$150,000. Staff have quotes for fencing and are working to secure quotes for the backstop, and dugouts. At this point, staff do not anticipate the costs exceeding \$150,000. However, if the quotes are higher than this amount, staff will prioritize the requests, so it does not require additional funds from the Municipality.

If successful, staff will work with the contractor to minimize the impact on service. If timelines permit, the project will be scheduled to take place after the "ball" season is over.

There are no legal impacts because of the recommendation in this report.

Linkages

- None

Respectfully submitted,

Amanda Johnston, Community Services Manager

Report Approval Details

Document Title:	CSD-18-2025 Jays Care Field of Dreams Funding Program.docx
Attachments:	
Final Approval Date:	Oct 14, 2025

This report and all of its attachments were approved and signed as outlined below:

Jeremy Becker - Oct 10, 2025 - 12:27 PM

Alex Wolfe - Oct 10, 2025 - 12:38 PM

Julia Warwick - Oct 10, 2025 - 4:03 PM

Rebekah Msuya-Collison - Oct 14, 2025 - 9:24 AM



Staff Report to Council

Report From: Jeremy Becker, Community and Emergency Services
General Manager

Meeting Date: October 20 2025

Report: FIRE- 07-2025
Fire Prevention Service Agreement

Recommendation

**That South Huron Council receives Staff Report FIRE-07-2025 – Fire Prevention Service Agreement; and
That Council approves the draft agreement in principle; and
That the by-law be brought back for the required three readings.**

Report Overview

Purpose of Report	For Approval
Council Priority Alignment	Master Fire Services Plan
Consultations	Rebekah Msuya-Collison, Chief Administrative Officer/Deputy Clerk
Attachment(s) to Report	Draft Fire Prevention Service Agreement with Bluewater

Report Highlights

- The Municipality of Bluewater has expressed interest in contract Fire Prevention Officer “FPO” Services.
- The most recent Fire Master Plan recommended contracted services to other Municipalities as a source of revenue generation.

Context and Background

South Huron's Fire Chief & CAO have been in discussion with Bluewater staff on the possibility of a contracted service for Fire Inspection Services from South Huron. Initial discussions have included level of service to be provided and what types of inspections will be completed. This contract is to assist the Municipality of Bluewater while they work on sourcing a permanent Fire Prevention Officer. The agreement would see our services used by Bluewater 1-2 days per month and not impact on the level of service to South Huron.

Discussion and Staff Recommendation(s)

The draft agreement conforms to Council's decision criteria and framework for leveraging partnerships.

Impact Analysis

The proposed agreement has been reviewed by staff and the Municipal Insurer and Solicitor. There are no further financial, operational or community impacts as a result of the recommendation of this report.

Linkages

- [Master Fire Plan](#)

Respectfully submitted,

Jeremy Becker, Community and Emergency Services General Manager

Report Approval Details

Document Title:	Fire 07-2025 Fire Prevention Services.docx
Attachments:	- XX-2025 - DRAFT Fire Prevention Officer Services Agreement with Bluewater.docx
Final Approval Date:	Oct 15, 2025

This report and all of its attachments were approved and signed as outlined below:

Alex Wolfe - Oct 10, 2025 - 4:49 PM

Julia Warwick - Oct 14, 2025 - 3:57 PM

Rebekah Msuya-Collison - Oct 15, 2025 - 8:52 AM

This Agreement made in triplicate this __ day of _____, 2025.

BETWEEN:

THE CORPORATION OF THE MUNICIPALITY OF SOUTH HURON
(Hereinafter "South Huron")

Of The First Part

AND

THE CORPORATION OF THE MUNICIPALITY OF BLUEWATER
(Hereinafter "Municipality")

Of The Second Part

WHEREAS the Fire Protection and Prevention Act, 1997, S.O. 1997, c. 4, as amended, (hereinafter "**FPPA**") establishes fire safety standards for equipment, systems, buildings, structures, lands and premises. The objective of the FPPA is to maintain and, wherever possible, enhance the safety of buildings and facilities by providing fire officials with additional information to improve decisions respecting Fire Code compliance;

AND WHEREAS fire protection services include by definition among other things, fire suppression, fire prevention and fire safety education;

AND WHEREAS the FPPA further requires each municipality to establish, among other things, a program which includes public education with respect to fire safety and certain components of fire prevention;

AND WHEREAS the FPPA, by section 2 (4), provides that two or more municipalities may appoint a community fire safety FPO or a community fire safety team or establish a fire department for the purpose of providing fire protection services in those municipalities;

AND WHEREAS section 2 (5) of the FPPA provides that a municipality may enter into an agreement with another municipality to provide fire protection services as set out in the agreement to lands or premises situated outside the territorial limits of the municipality, and receive such fire protection services as may be specified in the agreement from a fire department situated outside the territorial limits of the municipality;

AND WHEREAS the Municipal Act, 2001, S.O. 2001, c. 25, as amended ("**Municipal Act**"), contemplates and provides for agreements between municipalities for the provision of services that each such municipality is required to deliver and provide within their own territorial limits;

AND WHEREAS South Huron employs and has appointed a Fire Prevention Officer (FPO) qualified to provide, among other things, fire prevention and fire safety services as required by the FPPA;

AND WHEREAS the Municipality wishes to retain the Fire Prevention Officer (FPO) of South Huron to perform certain fire prevention and fire safety services within its territorial limits as more particularly identified in Schedule "A" to this Agreement;

AND WHEREAS South Huron is prepared to facilitate provision of such fire prevention and fire safety services to the Municipality through its Fire Prevention Officer (FPO) and, further thereto, South Huron and the Municipality have agreed upon the terms and conditions set out in this Agreement for the provision of fire prevention and fire safety services to the Municipality;

NOW THEREFORE, in consideration of payment of the sum of FIVE DOLLARS (\$5.00) now

paid to Municipality to South Huron in fulfilment of the agreements, promises, and covenants herein contained, the receipt and/or sufficiency of which consideration is hereby acknowledged, the Parties hereto agree, and covenant as follows:

1.0 Recitals

1.1 The above recitals are true in substance and in fact and are hereby incorporated into this Agreement by reference.

2.0 Definitions

1.1 “**FPO**” means the Fire Prevention Officer as may be appointed from time to time by South Huron.

1.2 “**Providing Fire Chief**” means the Fire Chief for the Municipality of South Huron.

1.3 “**Receiving Fire Chief**” means the Fire Chief for the Municipality of Bluewater.

3.0 Appointment

3.1 In all respects required at law, the Municipality shall appoint a Fire Prevention Officer for Bluewater subject to the terms and conditions of this Agreement.

4.0 Duties

4.1 As the FPO for the Municipality of Bluewater, the FPO shall perform the duties set out in Schedule “A” of this Agreement.

5.0 Limitation on Service Hours

5.1 The Parties agree that there shall be a limitation on the hours of service to be performed by the FPO on behalf of the Municipality. (i.e. 8:30am-4:30pm Monday to Friday) If consultation is required outside of these hours, billing will be at the normal rate as set out in Schedule “B” of this Agreement.

5.2 The FPO shall, on a regular basis, update the Providing and Receiving Fire Chief on the fire prevention activities being conducted in the Municipality.

6.0 Supervision/Reporting

6.1 The FPO is an employee of South Huron and is therefore subject to its administration. When the FPO is providing services for the Municipality (BW) the FPO shall report to the Receiving Fire Chief who will then be responsible for providing regular reporting of the FPO’s activities to the Council of the Municipality.

7.0 Records

7.1 The FPO shall create and maintain written records detailing the FPO’s work performed and the hours of work for or on behalf of the Municipality in fulfillment of the duties set out in Schedule “A” attached to this Agreement (“**Records**”).

7.2 The Records referred to in section 7.1 above shall be maintained by the Municipality in accordance with its retention policies and protocols and the *Municipal Freedom of Information and Protection of Privacy Act* (“**MFIPPA**”).

8.0 Compensation/Invoicing

8.1 For the services provided and duties performed by the FPO under this Agreement, the Municipality shall compensate South Huron at the rates set out on Schedule

“B” attached to this Agreement.

8.2 South Huron will render an invoice quarterly to the Municipality for all services provided and expenses incurred by the FPO in performance of duties set out in this Agreement during the prior three (3) calendar months and shall be calculated in accordance with the rates set out in Schedule “B” hereto, plus any applicable disbursements and taxes (“**Invoice**”). If a renewal of this agreement is exercised, the invoicing would be quarterly, i.e. April, July, October and year end.

8.3 Upon written request from the Municipality, South Huron shall deliver to the Municipality a full accounting of the hours in performance of the services and/or duties on behalf of the Municipality for the prior month/s.

8.4 The Municipality shall pay South Huron the full amount of any Invoice by the noted due date.

8.5 The payment of any Invoice does not prejudice the right of the Municipality to subsequently challenge the amount of such invoice or any part thereof or the payment made in relation thereto.

8.6 Any challenge of an Invoice by the Municipality shall be made in writing to South Huron within fifteen (15) business days upon receipt of the Invoice.

9.0 Term

9.1 Subject to any early termination set out in section 10, the Term of this Agreement shall be from date of fully executed agreement and ending on December 31, 2026.

9.2 Provided the Municipality is not in default under this Agreement, the Municipality shall have the option to renew this Agreement at the end of the Term (the “**Initial Term**”) for a period of one year from and after the expiry of the Initial Term on the same terms and conditions (“**Renewal Term**”). If the Municipality wishes to exercise its option to renew, the Municipality shall provide written notice to South Huron at least thirty (30) days prior to the expiry of the Initial Term (“**Option to Renew Period**”).

10.0 Early Termination

10.1 Subject to section 10.2 below, either Party to this Agreement may terminate this Agreement for any reason upon providing a minimum of Ninety (90) calendar days’ written notice to the other Party, any such early termination shall be effective without any compensation or liability.

10.2 Notwithstanding the provisions set out in section 10.1 above, South Huron may terminate this Agreement in writing at any time upon providing reasonable notice where practicable in the event that it no longer employs the Fire Prevention Officer for the Municipality, such early termination shall be effective without compensation or liability.

11.0 Insurance / Save Harmless

11.1 Throughout the term of this Agreement and in relation to the actions and activities of the FPO for the Municipality, South Huron, at its sole expense to the satisfaction of the Municipality, shall obtain and maintain insurance coverages, including but not limited to liability insurance coverage, in accordance with its insuring practices for its own employees, servants, agents, consultants, and contractors, including but not limited as to perils covered, policy limits, deductibles, and exclusions and at all times providing that the Municipality shall be named as additional insured under the terms of such policy or policies but only with respect to the services provided by South Huron to the Municipality and any claims arising therefrom.

General Liability Insurance

General Liability Policy insuring against injury or damage to persons or property, underwritten by an insurer licensed to conduct business in the Province of Ontario with a limit of not less

than \$5,000,000. The policy shall be endorsed to include the Municipality as an additional insured with respect to the Services as per the agreement. The policy shall further be endorsed to include cross-liability, contractual liability, and personal injury.

Non-owned Automobile Coverage

Non-owned Automobile coverage with a limit of not less than \$2,000,000 and shall include contractual non-owned coverage.

Medical Malpractice Insurance

Medical Malpractice coverage with a limit of not less than \$5,000,000. The coverage can be provided as a stand-alone policy or included in the coverage afforded by the General Liability Policy referenced above .

Automobile Liability Insurance

Automobile Liability Policy covering third party property damage and bodily injury liability and all statutory coverages as may be required by Applicable Laws arising out of any licensed vehicle operated in connection with the Agreement with limits not less than \$2,000,000. The policy shall further provide All Perils Loss or Damage coverage with respect to any vehicles used to provide the services pursuant to this agreement.

Without prejudice to the obligations of insurance as set forth in section 11.1 above, the Municipality agrees to hold harmless and indemnify South Huron, including but not limited to its Mayor, Councillors, administration, staff, employees, consultants, agents, contractors, sub-contractors, servants, and/or FPO (“**South Huron Parties**”) and such indemnification shall include the respective heirs, executors, administrators, successors and assigns of the South Huron Parties, as the case may be, for and in respect of all claims, causes, causes of action, demands, suits, debts, dues, administrative proceedings, judgments, and/or costs, including legal costs, suffered or incurred by any such person or persons or combination thereof as arising from or in any way connected with or related to any act or omission by the FPO while performing the duties as FPO for the Municipality under this Agreement, providing at all times that the FPO was performing those duties acting in good faith and in accordance with applicable best practices and the FPO’s abilities, experience, and education.

South Huron shall take out and keep in force Errors and Omissions insurance in the amount of \$2,000,000 providing coverage for acts, errors and omissions arising from the fire inspection services performed under this Agreement. The policy SIR/deductible shall not exceed \$100,000 per claim and if the policy has an aggregate limit, the amount of the aggregate shall be double the required per claim limit. The policy shall be underwritten by an insurer licensed to conduct business in the Province of Ontario and acceptable to the Municipality. The policy shall be renewed for 3 years after contract termination. A certificate of insurance evidencing renewal is to be provided each and every year. If the policy is to be cancelled or non-renewed for any reason, 90-day notice of said cancellation or not-renewal must be provided to the Municipality. The Municipality has the right to request that an Extended Reporting Endorsement be purchased by South Huron at South Huron’s sole expense.

Primary Coverage

South Huron’s insurance shall be primary coverage and not additional to and shall not seek contribution from any other insurance policies available to the municipality.

All policies of insurance shall:

- a) Be underwritten by an insurer licensed to conduct business in the Province of Ontario.
- b) Include a provision for 30-day notice of cancellation except for Automobile which shall provide 15-day notice of cancellation

Certificates of Insurance evidencing coverage as outlined above shall be provided to all parties within 10 days of signing the agreement. Municipality will be added as an additional insured only with respect to this agreement or with respect to the role of the FPO as outlined in this agreement. This is not to be a blanket coverage and Municipality cannot be added to

all policies as an Additional Insured (ie. Automobile insurance).

12.0 Indemnification

12.1 The Municipality of South Huron shall not be liable to the Municipality of Bluewater or any other person or entity for any liability, claim, damage, cost, suit or action in respect of any property damage or personal injury, including death, howsoever caused relating in any way whatsoever to the provision of or failure to provide fire prevention services by the Fire Prevention Officer or arising directly or indirectly from this agreement except where any damage or injury is due solely to the Municipality of South Huron's gross negligence or that of its officers, employees or agents. The provisions of the Act respecting protection from personal liability and non-relief from liability shall apply, notwithstanding any provisions of this agreement.

The Fire Prevention Officer of the Municipality of South Huron is and shall remain an employee of the Municipality of South Huron notwithstanding any provision of this agreement and are not, and shall not be deemed to be agents or employees of the Municipality of Bluewater for any purpose.

13.0 Miscellaneous

13.1 Any notice required or permitted to be given hereunder or any tender or delivery of documents may be sufficiently given by personal delivery or, if other than the delivery of an original document, by electronic mail or facsimile transmission, to the parties at the following address:

Municipality of South Huron
322 Main Street South,
PO Box 759
Exeter, ON
N0M 1S6

Municipality of Bluewater
14 Mill Ave,
Zurich, ON
N0M 2T0

or such other address of that the Parties have advised, in writing, and any such notice so delivered shall be deemed good and sufficient notice under the terms of this Agreement.

13.2 Nothing in this Agreement shall relieve the Parties from compliance with all applicable municipal by-laws, laws, policies, and/or regulations having jurisdiction over such matter.

13.3 This Agreement, including any schedule annexed hereto and forming a part hereof, sets forth all the covenants, promises, agreements, terms, conditions, and understandings between the Parties and there are no other covenants, promises, agreements, conditions or understandings, either oral or in writing, between them with respect to the matter hereinafter addressed other than as set forth in this Agreement. Except as otherwise provided, no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the Parties unless set out in writing and signed by the Parties. It is further understood and agreed that all of the agreements, terms, conditions and provisions contained in this Agreement are to be construed as covenants on the part of the Party so agreeing to them.

13.4 The failure of either Party at any time to require performance by the other Party in respect of any matter addressed in this Agreement shall in no way affect a Party's right to enforce such obligation nor shall the waiver by either Party of the performance of any obligation set out in this Agreement be taken or be held to constitute a waiver of the performance of the same or any other obligation set out in this Agreement at a later time. Both Parties retain its rights under the applicable law(s) to enforce this Agreement.

13.5 Time shall be of the essence in this Agreement. Any time limit specified in this Agreement may be extended with the consent in writing of both Parties, but no such extension of time shall operate or be deemed to operate as an extension of any other time limit, and the time shall be determined to remain of the essence of this Agreement notwithstanding any extension of any time limit.

13.6 This Agreement shall be interpreted under and be governed by the laws of the Province of Ontario.

13.7 The part numbers and headings, subheadings and section, subsection, clause and paragraph numbers are inserted for convenience and reference only and shall not affect the construction or interpretation of this Agreement.

13.8 This Agreement shall be construed with all changes in number and gender as may be required by the context.

13.9 All obligations herein contained, although not expressed to be covenants, shall be deemed to be covenants.

13.10 The Parties agree that all covenants and conditions contained in this Agreement shall be severable and that, should any covenant or condition in this Agreement be declared invalid or unenforceable by a court of competent jurisdiction, the remaining conditions and covenants and the remainder of the Agreement shall remain valid and not terminated thereby.

13.11 This Agreement shall be construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein and shall be treated, in all respects, as an Ontario contract. The Parties hereto irrevocably attorn to the exclusive jurisdiction of courts located in Goderich, Ontario, Canada.

13.12 This Agreement shall enure to the benefit and shall be binding upon each of the Parties hereto and their respective heirs, executors, administrators, estate trustees, successors and assigns.

13.13 Each of the Parties hereto shall from time-to-time hereafter and upon any reasonable request of the other, execute and deliver, make or cause to be made all such further acts, deeds, assurances, and things as may be required or necessary to implement and carry out the true intent and meaning of this Agreement.

13.14 This Agreement may be executed in counterparts and delivered by facsimile transmission or e-mail, and when each party has executed and delivered a counterpart, each such counterpart shall be deemed to be an original and all such counterparts when taken together shall constitute one and the same Agreement.

IN WITNESS WHEREOF this Agreement has been executed effective as and from the day and year first above written.

Signed, Sealed and Delivered
In the Presence of

)
) The Corporation of the
) Municipality of South Huron
)
)
per: _

) Name: **George Finch**
) Position: **Mayor**
)
)
)
per: _

) Name: **Alex Wolfe**
) Position: **Municipal Clerk**
)
) I/We have authority to bind the
corporation

)
) The Corporation of the
) Municipality of Bluewater
)
)
per: _

) Name: **Paul Klopp**
) Position: **Mayor**
)
)
)
per: _

) Name: **Chandra Alexander**
) Position: **Municipal Clerk**
)
) I/We have authority to bind the
corporation

7

SCHEDULE “A”

Fire Prevention and Inspection

- Comment on development and building permit applications from a fire services perspective at the request of the Chief Building Official or designate
- Carry out inspections to ensure compliance with the Ontario Fire Protection and Prevention Act and its regulations along with applicable sections of the Ontario Building Code, municipal by-laws related to fire protection, and other related codes and standards
- Identify violations and facilitating and/or order corrective action
- Assist in providing data for fire crews in preparation of preplans
- Prepare and provide to Municipality all required records, reports, statistics, correspondence and other material as related to fire inspections/prevention operations
- Perform all of the duties of an assistant to the Fire Marshal, as prescribed by the Fire Protection and Prevention Act, 1997 (FPPA).
- Evaluate, approve, and enforce fire safety plans
- Respond to enquiries from staff, the general public, business owners/operators on fire safety related matters
- Provide witness testimony on behalf of the municipality for provincial or criminal court as to fire related matters

Miscellaneous

- FPO to update fire prevention and inspection information into the Receiving Municipality's report management system for Fire Inspections, i.e. FirePro.

SCHEDULE “B”

Fire Prevention Officer/FPO Service	At the hourly rate of pay of \$90.00/hour plus a 5% administration fee.
Fire Prevention Officer/FPO Vehicle - actual	Per CRA mileage rate

Note: The annual rates will be adjusted each year by the Consumer Price Index Rate (Ontario CPI as of September 30th of the prior year)

DRAFT



Staff Report to Council

Report From: Alyssa Keller, Environmental Services Manager

Meeting Date: October 20 2025

Report: ESD- 15-2025
Results of Drinking Water Quality Management System
External Audit

Recommendation

That South Huron Council receives Staff Report ESD-15-2025 – Results of Drinking Water Quality Management System External Audit, for information.

Report Overview

Purpose of Report	For Information
Council Priority Alignment	Community Safety and Well-Being Infrastructure Investment/Asset Management Plan
Consultations	Don Giberson, Infrastructure & Development General Manager
Attachment(s) to Report	2025 NSF International Strategic Registrations Audit Report

Report Highlights

- NSF-ISR Internation conducted a surveillance external audit on October 2, 2025.
- No Non-Conformances were noted.
- Two Opportunities for Improvement (OFI) were identified.

- Auditor recommended that certification of South Huron Quality Management System to DWQMS Version 2.0 continue.

Context and Background

External Audits by a third-party independent auditor are required to maintain accreditation to operate a municipal drinking water system in Ontario. Accreditation is a regulatory requirement to maintain a municipal drinking water system license, under the *Safe Drinking Water Act*. External Audits are carried out annually, with an on-site verification audit performed every three years and off-site surveillance audits performed all other years.

In 2025 South Huron was scheduled to have an off-site surveillance audit. This audit was carried out on October 2, 2025. Requested documents were provided in advance of the off-site surveillance audit by posting documents on the NSF data sharing site on September 17, 2025. Some documents were reviewed in advance of the audit, other documents were provided during the audit for review and evidence of DWQMS compliance.

The audit went well, and there were no non-conformance issues. Two OFI's were noted, and the Auditor recommended accreditation continue. The Auditor provided a draft report on October 2, 2025, and the final audit report was received by the Municipality on October 3, 2025.

The final Audit Report identified two (2) opportunities for improvement (OFI's) for items that conformed to the DWQMS requirement but where an opportunity to improve exists. The following is a summary of the OFI's:

1. Element 8 - Management should consider documenting cause analyses for all deviations and managing them under the Preventive Action process, as defined in DWQMS Element 21(c). This will help prevent recurrence, strengthen continual improvement, and ensure risks are addressed before they escalate into non-conformances.
2. Element 18 - A best practice of pre-mixing chlorine prior to injection during the superchlorination stage of watermain commissioning stemmed from the 2024 Emergency Exercise. Management may consider mandating this best practice for all watermain contractors to ensure consistency and reduce the risk of chlorine-related incidents in the distribution system.

Both OFI's have been reviewed and will be implemented in the Quality Management System.

Discussion and Staff Recommendation(s)

Staff recommend receiving this report for information.

Impact Analysis

There are no financial, legal, operational or community impacts as a result of the recommendation in this report.

Linkages

- [Safe Drinking Water Act, 2002, S.O. 2002, c. 32](#)
 - [Ontario Regulation 170/03 - Drinking Water Systems](#)
 - [Ontario Regulation 188/07 - Licensing of Municipal Drinking Water Systems](#)
 - [Ontario Regulation 453/07 - Financial Plans](#)
-

Respectfully submitted,

Alyssa Keller, Environmental Services Manager

Report Approval Details

Document Title:	ESD15 - 2025 - Results of DWQMS External Audit.docx
Attachments:	- AuditReport.pdf
Final Approval Date:	Oct 16, 2025

This report and all of its attachments were approved and signed as outlined below:

Don Giberson - Oct 9, 2025 - 5:08 PM

Alex Wolfe - Oct 10, 2025 - 9:03 AM

Julia Warwick - Oct 10, 2025 - 2:29 PM

Rebekah Msuya-Collison - Oct 16, 2025 - 4:09 PM



NSF International Strategic Registrations Audit Report

The Corporation of the Municipality of South Huron

322 Main Street South P.O. Box 759
Exeter, Ontario N0M 1S6 CAN

C0122376

Audit Type

Surveillance Audit

Auditor

James Pang

Standard

Ontario's Drinking Water Quality Management Standard Version 2
(Exp Date: 24-OCT-2026)

Audit Date(s):

10/02/2025 - 10/02/2025

Recommendation

Ontario's Drinking Water Quality Management Standard Version 2 :



Executive Summary

Ontario's Drinking Water Quality Management Standard Version 2	Both the QMS Rep and the top management are well versed and committed to conform with the requirements of the DWQMS Standard.
--	---

Opportunities

Ontario's Drinking Water Quality Management Standard Version 2	Two OFIs
--	----------

Corrective Action Requests

There is NO Corrective Action Request in this audit.
--

Site Information

The audit was based on a sampling of the company's management system.

Industry Codes

NACE:E 41

Scope of Registration

Ontario's Drinking Water Quality Management Standard Version 2 : South Huron Distribution System, 054-OA1, Entire Full Scope Accreditation



Opportunities for Improvements

Ontario's Drinking Water Quality Management Standard Version 2

Opportunity	Observations / Auditor Notes
Opportunities for Improvements (DWQMS)-01	Location of OFI Element 8 - Risk Assessment Outcome; Discussed With Alyssa Keller and Don Gibson; Description Condition: Records of deviations from the critical control limits were reviewed for the periods January–October 2024 and January–September 2025. It was noted that similar reasons for deviations recurred. While the Operating Authority carried out cause analyses following these deviations, the analyses were not documented. Consequence: Without documented cause analyses, opportunities for learning and improvement may be lost, and recurring issues may not be systematically addressed. This increases the risk that repeated deviations could escalate into a non-conformance — specifically, the inability of the Operating Authority to consistently provide safe drinking water. Recommendation: Management should consider documenting cause analyses for all deviations and managing them under the Preventive Action process, as defined in DWQMS Element 21(c). This will help prevent recurrence, strengthen continual improvement, and ensure risks are addressed before they escalate into non-conformances.;
Opportunities for Improvements (DWQMS)-02	Location of OFI Element 18 - Emergency Management; Discussed With Alyssa Keller and Don Gibson; Description Condition: Records of deviations from the critical control limits were reviewed for the periods January–October 2024 and January–September 2025. It was noted that similar reasons for deviations recurred. While the Operating Authority carried out cause analyses following these deviations, the analyses were not documented. Consequence: Without documented cause analyses, opportunities for learning and improvement may be lost, and recurring issues may not be systematically addressed. This increases the risk that repeated deviations could escalate into a non-conformance — specifically, the inability of the Operating Authority to consistently provide safe drinking water. Recommendation: Management should consider documenting cause analyses for all deviations and managing them under the Preventive Action process, as defined in DWQMS Element 21(c). This will help prevent recurrence, strengthen continual improvement, and ensure risks are addressed before they escalate into non-conformances.;

General Information

Operating Authority: Legal Name & Address	The Corporation of the Municipality of South Huron 322 Main Street South, Exeter. ON. N0M 1S6
Owner: Legal Name, Address, Contact Name, Title and Email Address.	The Corporation of the Municipality of South Huron



	322 Main Street South, Exeter. ON. N0M 1S6
Operating Authority Representative Information (Name, Title, Phone, Email & Address, if different from the OA Address)	Don Giberson, Director of Environmental Services, 519-235-0310 X 226 dgiberson@southhuron.ca
Accreditation Option	Full Scope - Entire DWQMS
List Drinking water system names and Population of the Subject System(s)	South Huron Water Distribution System - 8,000 people
Activities:	Water Distribution

Processes



Summary of Findings

Requirement	Finding
1. Quality Management System	N/A
2. Quality Management System Policy	N/A
3. Commitment and Endorsement	C
4. Quality Management System Representative	C
5. Document and Record Control	N/A
6. Drinking-Water System	N/A
7. Risk Assessment	C
8. Risk Assessment Outcomes	OFI
9. Organizational Structure, Roles, Responsibilities, and Authorities	N/A
10. Competencies	N/A
11. Personnel Coverage	N/A
12. Communications	N/A
13. Essential Supplies and Services	N/A
14. Review and Provision of Infrastructure	C
15. Infrastructure Maintenance, Rehabilitation & Renewal	C
16. Sampling, Testing & Monitoring	N/A
17. Measurement & Recording Equipment, Calibration & Maintenance	N/A
18. Emergency Management	OFI
19. Internal Audits	C
20. Management Review	C
21. Continual Improvement	C
Mj	Major Non-Conformity. The auditor has determined one of the following: (a) a required element of the DWQMS has not been incorporated into a QMS; (b) a systemic problem with a QMS is evidenced by two or more minor conformities; or (c) a minor non-conformity identified in a corrective action request has not been remedied.
Mn	Minor Non-Conformity. In the opinion of the auditor, part of a required element of the DWQMS has not been incorporated satisfactorily into a QMS.
OFI	Opportunity for Improvement. Conforms to requirement, but there is opportunity for improvement.
C	Conforms to requirement.
	Not Applicable to this audit
*	Additional Comment added by auditor in the body of the report.



Verification of CARs For Ontario's Drinking Water Quality Management Standard Version 2	
Have you verified the effectiveness of all previous CARs? (List all new CAR's that you initiated in this report because you did not verify effective implementation of a previous CAR) N/A.	
Discuss your evaluation in detail. No CAR from the previous audit.	



Staff Report to Council

Report From: Shane Timmermans, Transportation Services Manager

Meeting Date: October 20 2025

Report: TSD- 10-2025

Pedestrian Crossover on Main Street South, between John Street East and James Street.

Recommendation

That South Huron Council receives Staff Report TSD-10-2025 Pedestrian Crossover on Main Street South, between John Street East and James Street.

Report Overview

Purpose of Report	For Information
Council Priority Alignment	Community Safety and Well-Being
Consultations	Rebekah Msuya-Collison, Chief Administrative Officer/Deputy Clerk Don Giberson, Infrastructure & Development General Manager
Attachment(s) to Report	Draft By-law, BM Ross Engineers 3D drawing

Report Highlights

- Main Street, Exeter is a Provincial Highway and although designated as a Connecting Link that gives the Municipality jurisdiction over certain aspects of the roadway, approval is required from the Ministry of Transportation (MTO) for a Pedestrian Crossover (PXO) on a Connecting Link.
- As part of the approval process the MTO requires a Municipal By-law confirming the location and design of a new Pedestrian Crossover on a Connecting Link.
- Staff provided details regarding the location of the PXO on Main Street South, between John Street East and James Street, integrated within the bump out in the downtown core. Should Council agree with proceeding with the location and design, a by-law for the PXO will be presented at a future Council Meeting for approval. Once the by-law is approved, it will be forwarded to the MTO.

Context and Background

In 2024, Council requested staff assess whether a PXO crossing in the downtown core of Exeter would be beneficial and if it meets the Ministry of Transportation (MTO) requirements. Staff examined the locations and determined that it would indeed be advantageous and could potentially receive approval from the Ministry of Transportation (MTO), as it lies within the connecting link. The project was included in the 2025 budget, and at the request of Council, the design plans were to be brought back for Council review.

The location identified for the PXO is at the bump-out area. The design requires lowering the raised flower bed to the south to ground level, while the flower bed to the north will be removed entirely. Additionally, three trees will need to be removed and replanted in the parkette due to sightline issues for pedestrians and vehicles. Paving stones will be removed, and concrete poured in their place as the paving stones are in poor condition and difficult to maintain to MMS standards. To ensure compliance with the Accessibility for Ontarians with Disabilities Act (AODA), two parking areas on the west side will need to be removed to make space for a ramp, a flashing sign, and a crossing area.

The design has been submitted to the MTO for approval. Upon passage of a by-law, it will then be forwarded to the MTO for their review.

Discussion and Staff Recommendation(s)

Staff recommend the location and design of the PXO as per the attached drawing as it complies with the MTO standards for a Level 2 type C pedestrian crossing.

Next Steps

Should Council wish to proceed with the PXO, the final by-law will need to be brought back for consideration.

Impact Analysis

There are no financial or legal implications for the Corporation resulting from the proposed recommendation.

Downtown businesses and the community at large will be positively impacted by the installation of a pedestrian crossover at this location, as it will be safer to cross a very busy highway with a controlled crossing.

Linkages

- [Staff Report TSD- 13-2024](#)

Respectfully submitted,

Shane Timmermans, Transportation Services Manager

Report Approval Details

Document Title:	TSD-10-2025 Downtown PXO Crossing .docx
Attachments:	- Appendix - Proposed Pedestrian Crossover on Main Street South - North and South Views.pdf - XX-2025 - Designate a Pedestrian Crossover (Main St South, between James and John St) - DRAFT.docx
Final Approval Date:	Oct 15, 2025

This report and all of its attachments were approved and signed as outlined below:

Don Giberson - Oct 14, 2025 - 12:19 PM

Alex Wolfe - Oct 15, 2025 - 11:58 AM

Julia Warwick - Oct 15, 2025 - 12:44 PM

Rebekah Msuya-Collison - Oct 15, 2025 - 1:23 PM

Proposed Pedestrian Crossover on Main Street South, between John Street East and James Street: North View



Proposed Pedestrian Crossover on Main Street South, between John Street East and James Street: South View



The Corporation of The Municipality of South Huron

By-Law XX-2025

Being a By-law to Designate a Pedestrian Crossover on a Connecting Link Under the Jurisdiction of the Ministry of Transportation.

Whereas Section 27 (1) of the *Municipal Act*, S.O. 2001 c. 23 authorizes Municipalities to pass by-laws in respect of a highway and Ontario Regulation (O.Reg.) 402/15 "Pedestrian Crossover Signs" as amended, passed under *the Highway Traffic Act*, R.S.O. 1990, c. H.8, provides regulatory signage and pavement marking requirements for pedestrian crossovers; and

Whereas the Ontario Traffic Manual (OTM) Book 15 - Pedestrian Crossing Treatments provides standards for the application and typical installation layouts of Level 2 and Type C pedestrian crossovers; and

Whereas the Council of the Corporation of the Municipality of South Huron desires to place a pedestrian crossover as described in Schedule 'A' on a connecting link road for the purpose of regulating pedestrian and vehicle traffic;

Now therefore be it resolved the Council of the Corporation of the Municipality of South Huron enacts as follows:

1. That Schedule 'A' as attached to this by-law provides for the location of the pedestrian crossover described therein, and which is designated as pedestrian crossover established by the Corporation of the Municipality of South Huron; and
2. That the pedestrian crossover to be installed on Main Street South, between John Street East and James Street and shall be designed and installed in accordance with O.Reg. 402/15, be consistent with a Level 2, Type C pedestrian crossover in accordance with Ontario Traffic Manual Book 15 and follow the guidelines provided in the Ministry of Transportation's pedestrian crossover Highway Standards Branch Provincial Engineering Policy Memo for Pedestrian Crossovers.
3. That this by-law takes effect upon the date of final passing.

Read a first and second time this day of , 2025.

Read a third time and passed this day of , 2025.

George Finch, Mayor

Alex Wolfe, Clerk

By signing this By-Law on , Mayor Finch will not exercise the power to veto this By-Law as provided for under 284.11 of the Municipal Act.

Schedule "A" to By-Law #___-2025 - Designate a Pedestrian Crossover on a Connecting Link

Location and description of Pedestrian Crossovers installed and maintained by The Corporation of the Municipality of South Huron

1. Main Street South, Exeter between John Street East and James
 - Level 2, Type C Pedestrian Crossover

DRAFT



Staff Report to Council

Report From: Erin Moore, Financial Analyst

Julia Warwick, Financial Services Director/Treasurer

Meeting Date: October 20 2025

Report: FIN- 20-2025

2025 Council Expenses as of September 30, 2025

Recommendation

That South Huron Council receives Staff Report FIN20-2025: 2025 Council Expenses as of September 30, 2025, for information.

Report Overview

Purpose of Report	For Information
Council Priority Alignment	Not Applicable
Consultations	None.
Attachment(s) to Report	None.

Report Highlights

- Year to date (YTD) expenses incurred by members of Council as of September 30, 2025.

Context and Background

Remuneration and expenses of members of Council have been defined in the Remuneration By-Law. The chart below provided YTD expenses incurred by members of Council as of September 30, 2025. Note that expenses are included as they are incurred and not as the event occurs.

COUNCIL 2025 EXPENSES
as of September 30th 2025
 Per By-Law 59-2013

Council Member	Registration	Travel expenses (incl. parking, meals and accommodations)	Miscellaneous Expenses (incl. clothing allowance)	Total
Finch, George	164.01	870.39	518.17	1,552.57
Dietrich, Jim	660.56	302.85	-	963.41
Vaughan, Marissa	1,377.23	2,905.87	-	4,283.10
Oke, Ted	1,598.04	3,252.24	-	4,850.28
Neeb, Aaron	-	-	-	-
McLeod-Haggitt, Wendy	2,351.46	2,854.76	-	5,206.22
Dietrich, Milt	878.15	1,887.68	83.59	2,849.42
Total	\$ 7,029.44	\$ 12,073.79	\$ 601.76	\$ 19,705.00

Discussion and Staff Recommendation(s)

The expectation is that the third quarter would realize actual costs around 75% of the total budget. The 2025 approved expenses include the direct council expenses as noted above as well as remuneration, supplies and contracted services, which is presently at 72% of the approved budget. No alternatives are presented related to the proposed recommendation.

Impact Analysis

There are no staffing or legal implications for the Corporation resulting from the proposed recommendation. The results of the third quarter council expenses do not suggest any adverse financial impacts.

Linkages

- [Municipal Act, Section 284](#)
- [2025 Council Expenses as of June 30, 2025](#)

Respectfully submitted,

Erin Moore, Financial Analyst

Julia Warwick, Financial Services Director/Treasurer

Report Approval Details

Document Title:	FIN20-2025 2025 Council Expenses as of September 30, 2025.docx
Attachments:	
Final Approval Date:	Oct 14, 2025

This report and all of its attachments were approved and signed as outlined below:

Julia Warwick - Oct 10, 2025 - 12:53 PM

Alex Wolfe - Oct 10, 2025 - 1:08 PM

Rebekah Msuya-Collison - Oct 14, 2025 - 9:25 AM



Staff Report to Council

Report From: Erin Moore, Financial Analyst

Julia Warwick, Financial Services Director/Treasurer

Meeting Date: October 20 2025

Report: FIN- 21-2025

2025 Capital Progress Report – September 2025

Recommendation

That South Huron Council receives Staff Report FIN21 – 2025: 2025 Capital Progress Report – September 2025, for information.

Report Overview

Purpose of Report	For Information
Council Priority Alignment	Planning For and Managing Sustainable Growth Infrastructure Investment/Asset Management Plan
Consultations	Senior Municipal Staff Alyssa Keller, Environmental Services Manager Shane Timmermans, Transportation Services Manager
Attachment(s) to Report	2025 Capital Progress Report – September 2025

Report Highlights

- Quarterly status update on all 2025 Capital projects

Context and Background

Each department manager has submitted a status update for their respective 2025 approved capital projects. The completion percentages do not align with the year-to-date expenditures as a percentage of the budget due to timing differences in invoice submission and accounts payable processing. These estimates are based on an analysis of work completed to date versus the total required work. The quarterly capital project status report informs the Council and the public about actual costs, budget status, and explanations for any delayed or expected commencement for each capital project.

Discussion and Staff Recommendation(s)

As this report is being presented for information purposes only, there are no discussion points or recommendations presented.

Impact Analysis

There are no financial, legal or operational impacts as a result of the recommendation in this report.

Linkages

- [Bylaw 02-2025 Budget Adoption](#)
- [2025 Capital Progress Report - March 2025](#)
- [2025 Capital Progress Report - June 2025](#)

Respectfully submitted,

Erin Moore, Financial Analyst

Julia Warwick, Financial Services Director/Treasurer

Report Approval Details

Document Title:	FIN21-2025 2025 Capital Progress Report - September 2025.docx
Attachments:	- 2025 Capital Progress Report - September 2025.pdf
Final Approval Date:	Oct 16, 2025

This report and all of its attachments were approved and signed as outlined below:

Julia Warwick - Oct 14, 2025 - 4:06 PM

Alex Wolfe - Oct 15, 2025 - 12:17 PM

Rebekah Msuya-Collison - Oct 16, 2025 - 4:15 PM

2025 Capital Progress Report - as of September 30, 2025

Capital Project	Originating Project Year	Project Lead	2025 Budget Amount	YTD Actual	Variance (unspent)	% of Work Completed	Status of Project
Emergency Services							
#8219 Fire Hose Replacement	2025	J Becker	35,616.00	31,070.13	4,545.87	75%	Awaiting confirmation on the delivery of the remaining items.
#8201 PPE Replacement	2025	J Becker	25,440.00	22,926.45	2,513.55	75%	Remainder to be complete in November 2025.
#8220 Generator Replacement	2025	J Becker	66,144.00	-	66,144.00	85%	Contracted awarded on September 15/25 to Darling Electric per Motion #346-2025. Generator has arrived and commissioning will take place in October.
#8221 Air Purification Systems	2025	J Becker	30,528.00	30,769.48	(241.48)	100%	COMPLETE
#8222 PPE Gear Extractor & Gear Dryer	2025	J Becker	20,000.00	17,574.93	2,425.07	100%	COMPLETE
#8217 Dashwood Fire Station Replacement	2024	J Becker	3,638,004.00	31,003.72	3,607,000.28	10%	Draft design completed and in review
Transportation Services							
#8337 Dashwood Main Street Sidewalk Replacement -combined with Huron County	2024	S Timmermans	137,621.00	36,722.12	100,898.88	10%	Huron County Council awarded a contract to the low bidder, Van Bree Drainage on April 17, 2024. Sidewalk work is phased over two years (2024/2025). Sidewalk east of Centre Street will be completed as part of 2025 work. Contractor has mobilized and commenced 2025 work.
#8349 B-Line (Repairs to Structure #1096)	2024	S Timmermans	305,800.00	176,651.50	129,148.50	100%	COMPLETE
#8351 Corbett Line Resurfacing (Crediton Road to Mount Carmel Drive)	2025	S Timmermans	634,728.00	560,599.06	74,128.94	100%	COMPLETE
#8354 Morrison Line (Repairs to Structure #3003)	2025	S Timmermans	1,208,252.00	419,228.51	789,023.49	90%	Contract awarded on March 17, 2025 to KB Civil Constructors Inc. per Motion #127-2025. Curbs and end walls have been poured; contractor is preparing bridge deck for waterproofing and asphalt. Project is on schedule to be completed and the road re-opened by mid-October.
#8353 Main Street Pedestrian Crosswalk (Between Sanders St & Huron St)	2025	S Timmermans	69,197.00	10,132.13	59,064.87	10%	Design complete and submitted to MTO for approval.
#8352 Huron Street West Resurfacing (West Town limit to Airport Line)	2025	S Timmermans	158,681.00	137,552.94	21,128.06	100%	COMPLETE
#8355 B-Line Structure #1098 Repair	2025	S Timmermans	12,211.00	4,782.72	7,428.28	75%	Contract awarded on June 16, 2025 to BM Ross Engineering per Motion #257-2025. Design work is complete and draft engineering drawings prepared; project is on schedule to be tender ready for 2026.
#8356 Shoulder Machine Attachment	2025	S Timmermans	122,112.00	111,467.07	10,644.93	100%	COMPLETE
#8357 Replacement of one ton truck (Vehicle #137)	2025	S Timmermans	104,392.00	104,851.69	(459.69)	100%	COMPLETE
#8358 Roller Attachment	2025	S Timmermans	52,915.00	15,959.39	36,955.61	100%	COMPLETE
Streetlights							
#8502 Streetlighting Upgrades - Dashwood	2024	S Timmermans	45,664.00	4,819.21	40,844.79	100%	COMPLETE
#8503 Streetlighting - Huron Park (Airport Line)	2024	D Giberson	132,288.00	-	132,288.00	0%	Waiting for execution of Subdivision Agreement for confirmation of funding.
Transportation, Water, Sewer Combined							
#9709 Victoria St E Reconstruction (Main Street to east end) - Hydro pole relocations	2024	D Giberson	2,304,468.00	1,874,513.55	429,954.45	100%	COMPLETE
#9710 Main Street North (Walper Street to Ausable River)	2023	D Giberson	811,152.00	603,444.47	207,707.53	100%	COMPLETE
#9717 Main Street South (Ausable River to Victoria)	2025	D Giberson	4,216,680.00	22,405.73	4,194,274.27	10%	Motion #257-2025. Preliminary engineering is complete; draft design reviewed by staff and Indigenous Community consultation has commenced. Project is on schedule to be tender ready by the end of the year.

Capital Project	Originating Project Year	Project Lead	2025 Budget Amount	YTD Actual	Variance (unspent)	% of Work Completed	Status of Project
Water Services							
#9005 Automated Meter Reading Upgrade	2025	A Keller	250,000.00	138,508.71	111,491.29	55%	Staff are currently replacing water meters as per the developed plan
#9013 SCADA system upgrades	2025	A Keller	125,000.00	14,153.05	110,846.95	11%	Staff are formalizing the plan of execution with our SCADA provider for this project
#9024 Main Street Dashwood (East to West village limits (200mm) - Joint with Huron County Project	2024	D Giberson / A Keller	550,572.00	534,308.47	16,263.53	100%	COMPLETE
#9028 Thames Road West 150-200mm watermain replacement (GEXR to Main St.) - Joint with Huron County	2024	A Keller	15,000.00	-	15,000.00	0%	Draft engineering RFP prepared by Huron County is under review.
#9034 Grand Bend Line Watermain Upgrade - B-Line to Grand Bend Airport	2025	D Giberson / A Keller	560,204.00	-	560,204.00	5%	Contract awarded on June 16, 2025 to BM Ross Engineering per Motion #257-2025. Engineering Agreement has been executed, base plan survey is complete and preliminary engineering is underway
#9033 Gore Road Watermain Upgrade (Highway #21 to B-Line)	2025	A Keller	2,302,829.00	9,734.65	2,293,094.35	10%	Contract awarded on July 14, 2025 to St. Clair Mechanical Inc per Motion #279-2025. Contractor has mobilized; work has started on temporary watermain and scheduled to start main line watermain beginning of October.
Sewer Services							
#9314 Exeter Trunk Sewer Rehabilitation	2025	D Giberson / A Keller	50,000.00	-	50,000.00	0%	No CCTV Contract for 2025, so separate work plan is being developed.
#9315 Huron Park Sewage Pumping Station Upgrades - engineering	2024	D Giberson / A Keller	61,056.00	1,994.50	59,061.50	50%	Geotechnical work complete; draft geotechnical report is under review and project is on schedule to be tender ready by the end of the year.
#9318 Huron Park Sewage Pumping Station Equalization Tank - engineering	2024	D Giberson / A Keller	425,000.00	8,301.30	416,698.70	0%	Project cancelled due to unforeseen property acquisition issues.
#9319 Thames Road West Sewer Replacement (GEXR to Main Street) - Joint with Huron County	2024	D Giberson / A Keller	15,000.00	-	15,000.00	0%	Draft engineering RFP prepared by Huron County is under review.
#9321 I&I Reduction Program	2025	D Giberson / A Keller	150,000.00	-	150,000.00	5%	Contract awarded on June 16, 2025 to BM Ross Engineering per Motion #257-2025. Engineering Agreement has been executed and work has commenced.
#9322 Replace #135 2015 GMC Sierra 4x4 1500 Pickup Truck	2025	A Keller	71,232.00	57,507.00	13,725.00	100%	COMPLETE
#9320 Sewage Lagoon Sand Filters Rehabilitation	2024	D Giberson / A Keller	1,068,480.00	24,847.41	1,043,632.59	10%	Contract awarded on March 17, 2025 to Birnam Excavating Ltd. per Motion #126-2025. Construction now scheduled to commence on October 27, 2025
#9323 London Road South Trunk Sanitary Sewer	2025	D Giberson / A Keller	7,352,500.00	-	7,352,500.00	5%	Engineering awarded to BM Ross following council approval to bypass Procurement process. Preliminary engineering commenced, HEWSF II Fall Report submitted to grant funding agency.

Capital Project	Originating Project Year	Project Lead	2025 Budget Amount	YTD Actual	Variance (unspent)	% of Work Completed	Status of Project
Recreation Services							
#8600 Port Blake Revitalization	2018	A Johnston	250,963.00	177,837.10	73,125.90	90%	Work completed in 2025 includes washroom updates, new concrete pad and asphalt pathway. Swing set has been ordered and working on a quote for pathway to it. Rope that divides the park from the beach has been ordered to be installed in 2026.
#8615 Centralia CC Amenities	2021	A Johnston	12,362.00	12,238.00	124.00	95%	All purchases have been made. The swing mats will be installed the first week of November at which point the mandate of the Committee has been met.
#8616 SHRC Upgrades	2022	M Rolph	311,179.00	-	311,179.00	99%	Project has received substantial completion. Replacment of Skater flooring is almost complete. As-built drawings are still outstanding.
#8618 Dashwood CC Playground Equipment	2022	A Johnston	80,621.00	-	80,621.00	50%	Contract awarded on March 17, 2025 to Blue Imp Co. per Motion #122-2025. Installation to be completed end of October/beginning of November 2025.
#8624 SHRC Roof Replacement	2023	A Johnston	719,722.00	258,278.49	461,443.51	100%	COMPLETE
#8626 KW Pool - Accessibility	2023	R Msuya-Collison	37,013.00	33,654.36	3,358.64	100%	COMPLETE
#8628 SHRC Kitchen Exhaust Improvements	2024	A Johnston	198,869.00	166,420.71	32,448.29	100%	COMPLETE
#8633 SHRC Ball Diamond 1 & 2 Light Standard Replacement	2025	A Johnston	447,744.00	4,173.10	443,570.90	50%	per Motion #254-2025. Shipment date for the poles has been delayed to February 2026. Working with company to try and expediate delivery.
#8636 SHRC Rooftop Furnace Replacement	2025	A Johnston	81,408.00	53,199.48	28,208.52	100%	COMPLETE
#8635 Community Services, Gator	2025	A Johnston	20,352.00	14,000.00	6,352.00	100%	COMPLETE
#8637 Victoria St Playground Equipment	2025	A Johnston	175,000.00	-	175,000.00	50%	Contract awarded on July 14, 2025 to Blue Imp Co. per Motion #278-2025. Installaton to be completed end of October.
#8634 Stephen Arena Supply & Install Mycom Compressor 1	2025	A Johnston	127,200.00	75,664.40	51,535.60	100%	COMPLETE
Cemetery							
#8901 Exeter Cemetery Fence Project	2022	J. Becker	98,205.00	78,950.00	19,255.00	100%	COMPLETE
#8903 Exeter Cemetery Gator Replacement	2025	J. Becker/A. Johnston	20,352.00	14,000.00	6,352.00	100%	COMPLETE
#8904 Exeter Public Cemetery - Columbarium	2025	A Wolfe	108,883.00	-	108,883.00	10%	Contract awarded on September 15, 2025 to Grace Monuments Inc. per Motion #351-2025. Contractor scheduling site preparation/foundation pour. Granite ordered from quarry.
Total Capital			29,818,639.00	5,894,245.53	23,924,393.47		

Note:

The percentage of work completed is based on qualitative analysis of work or process completed for the projects.

YTD actual costs do not reflect % of work completed.



Staff Report to Council

Report From: Alex Wolfe, Clerk

Meeting Date: October 20 2025

Report: BL- 04-2025

Requests for Service, Complaints and By-Law Infractions 2025
3rd Quarter Activity Summary.

Recommendation

That South Huron Council receives Staff Report BL-04-2025 – Requests for Service, Complaints and By-Law Infractions 2025 3rd Quarter Activity Summary.

Report Overview

Purpose of Report	For Information
Council Priority Alignment	Community Safety and Well-Being
Consultations	Sue Johnson, Administrative Assistant Tenet Security
Attachment(s) to Report	Summary of Requests for Service and By-Law Infractions – July 1, 2025 through September 30, 2025

Report Highlights

- Quarterly report for Council information
- 419 requests for service, which includes complaints/by-law infractions, were received between July 1, 2025 and September 30, 2025. 32 requests are currently open/in progress.

- Key performance indicators have been provided to Council in report form on a quarterly basis. This includes summaries of requests for service and by-law complaints received

Context and Background

Procedures for managing customer general complaints and requests for services and by-law enforcement are currently in place. The policy assists the municipality in providing excellent service to the public and contributes to continuous improvement of operations by:

- Providing a fair complaint procedure which is clear and easy to use for anyone wishing to make a complaint; and
- Providing a timely and accurate response to complaints; and
- Using complaints as an opportunity to improve program and service delivery Issues

Southhuron.ca allows community members the opportunity to submit service requests, complaints, comments and by-law infraction concerns using the “Report a problem” portal. The submission portal is linked directly from the website to Citywide and notifications are provided directly to the appropriate department. Citywide software works as a centralized online system that assists as an effective tool in receiving, collecting, tracking, and responding to valuable feedback. Complaints and Requests for Services are investigated on a case-by-case basis.

The complaints/requests for service summaries attached to this report outlines those received for the period between July 1st and September 30th 2025. Parking and Property Standards have been the majority of the by-law complaints received during the 3rd quarter of 2025. By-Law Enforcement carried out several parking patrols focusing areas where most complaints arose and issued warning tickets where infractions were found.

The table below provides a comparative summary for Q3 over the last 3 years.

3 rd Quarter Summary	2025	2024	2023
Requests for Service	419	438	370
By-Law Infraction Concerns	23	27	39

Discussion and Staff Recommendation(s)

Staff provides Council for information purposes, quarterly reports summarizing requests for services/complaints and by-law concerns. Staff continue to review priority by-laws noted during the April 2024 Committee of the Whole By-Law Enforcement Framework discussion.

Impact Analysis

There are no financial, legal, operational or community impacts as a result of the recommendation in this report.

Linkages

- [By-Law Enforcement Framework](#)
-

Respectfully submitted,

Alex Wolfe, Clerk

Report Approval Details

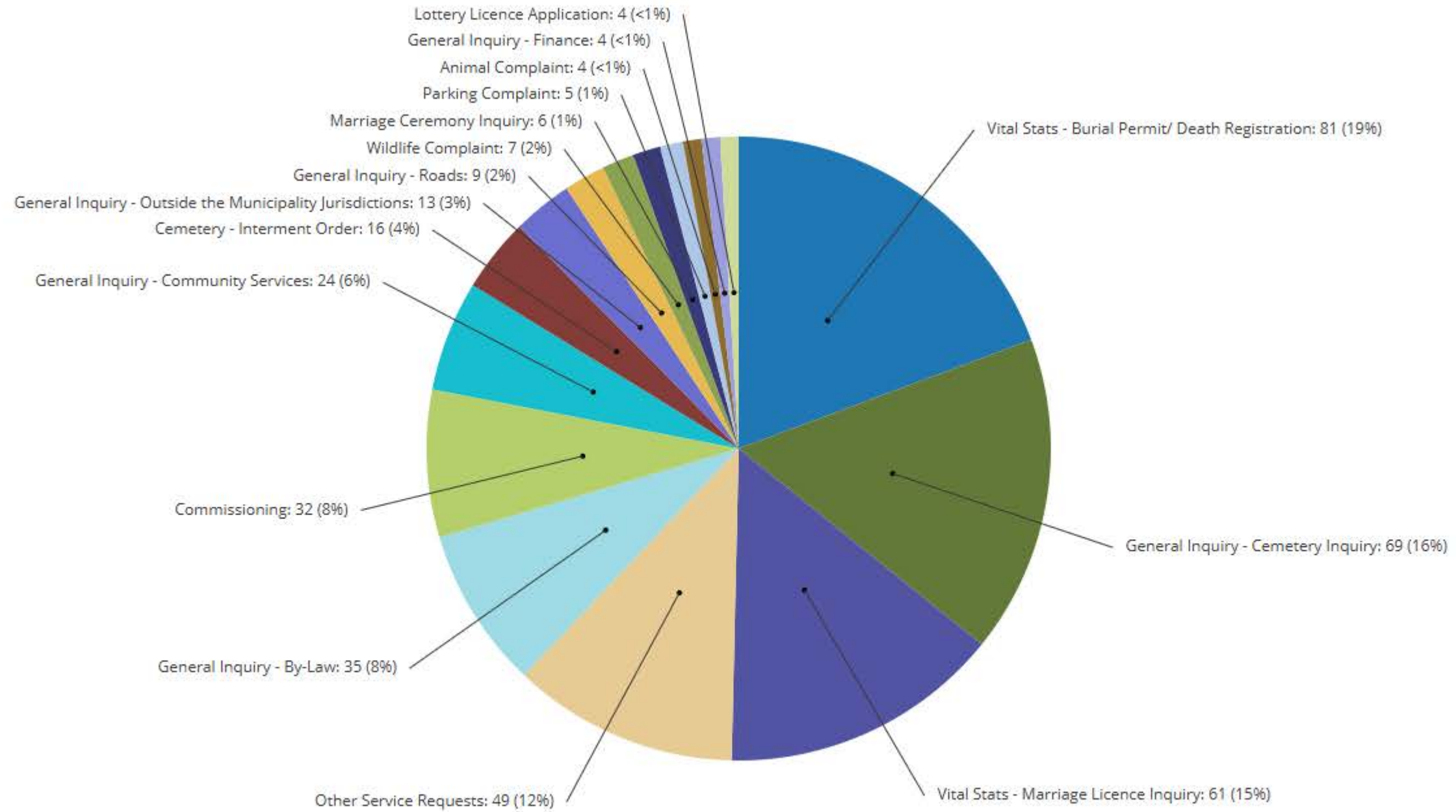
Document Title:	BL04-2025 - 3rd Quarter 2025 - By-Law Enforcement, Request for Service, Complaints - September 30, 2025.docx
Attachments:	- Appendix to 2025 Q3 Summary Report.pdf
Final Approval Date:	Oct 16, 2025

This report and all of its attachments were approved and signed as outlined below:

Alex Wolfe - Oct 15, 2025 - 12:36 PM

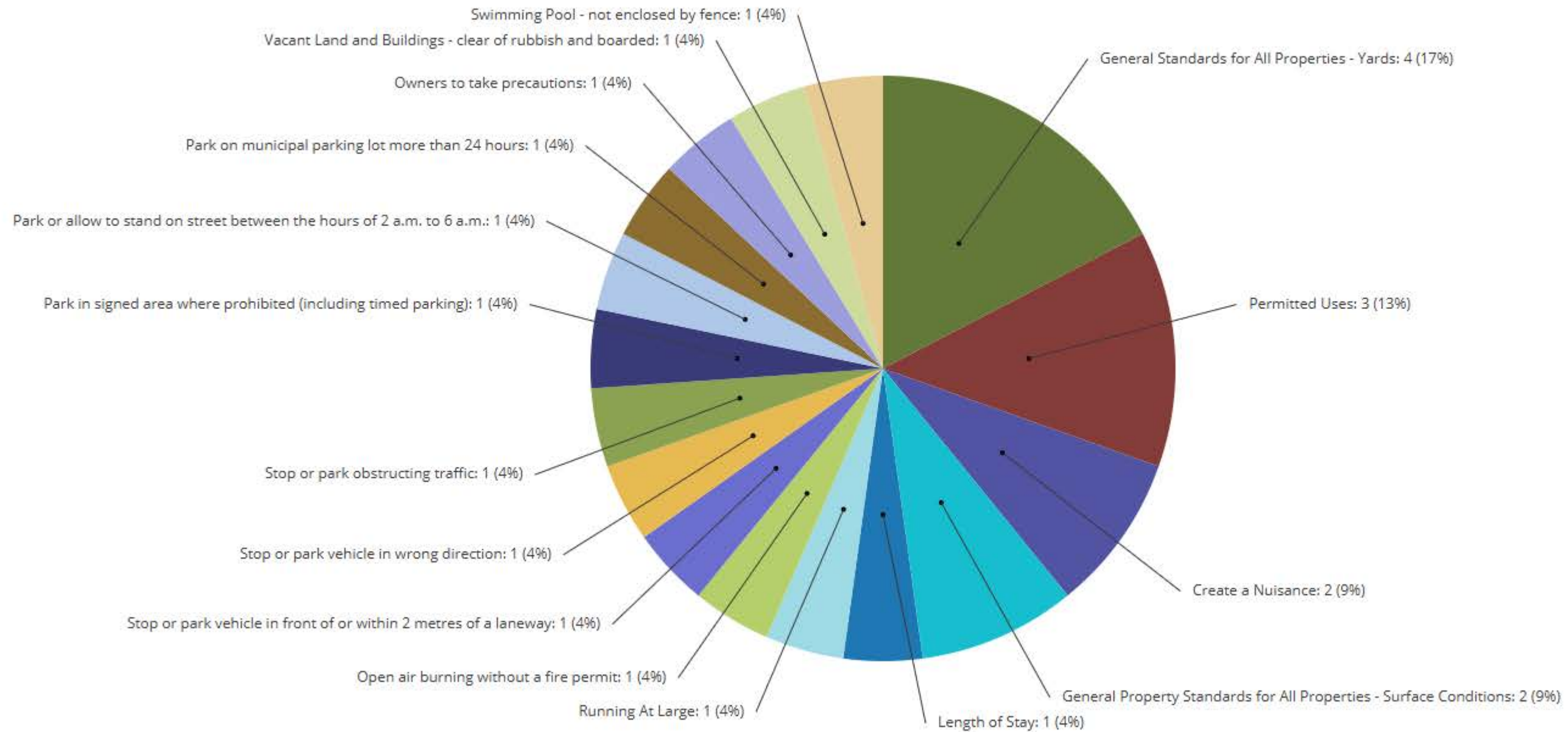
Julia Warwick - Oct 15, 2025 - 2:09 PM

Rebekah Msuya-Collison - Oct 16, 2025 - 2:48 PM



TOTAL: 419

Note: of the 419 Service Requests, 32 remain open/in progress. The less frequent service requests have been consolidated within "Other Service Requests" category.



TOTAL: 23

Note: of the 23 Service Requests, 14 remain open/in progress/monitoring. The above by-law infractions relate to the following by-laws: Property Standards, Zoning, Animal Control, Burning, Parking, Swimming Pool Fence.



Staff Report to Council

Report From: Alex Wolfe, Clerk

Meeting Date: October 20 2025

Report: CL- 18-2025
Application for Tile Drain Loans Provisional Approval

Recommendation

That South Huron Council receives Staff Report CL-18-2025 - Application for Tile Drain Loans Provisional Approval; and
That South Huron Council provisionally approves a Tile Drain Loan in the amount of \$18,700.00 for Concession 9, South Part Lot 14, Usborne Ward, Municipality of South Huron to Jeffrey Borland; and
That South Huron Council provisionally approves a Tile Drain Loan in the amount of \$50,000.00 for Concession North Side Thames Road, Lot 14, Usborne Ward, Municipality of South Huron to the Estate of Elizabeth Borland.

Report Overview

Purpose of Report	For Approval
Council Priority Alignment	Planning For and Managing Sustainable Growth
Consultations	Kate Farwell, Taxation & Revenue Manager/Deputy Treasurer
Attachment(s) to Report	Tile Drain Loan Applications

Report Highlights

- This report outlines steps regarding the Tile Loan program under the Tile Drainage Act
- Staff recommend Council provide provisional approval of the two tile loan applications received.

Context and Background

The Tile Loan program is permitted through the *Tile Drainage Act* and is a partnership between Municipalities and the Province. Farmers planning to install a tile drainage system on their property can apply to their local municipality for a tile loan. Once the application is accepted by Council, the applicant arranges to have the work completed by a licensed tile drainage contractor, the work is inspected by the Municipality and a debenture for sale to the Province is prepared in the amount of the loan(s). The Province issues funds to the Municipality who in turn provides it to the applicant. The Municipality then collects the loan repayments from the applicant and provides them to the Province. Landowners are eligible for a loan of up to 75% of the value of the tile drainage work. The tile loans have ten (10) year terms, and the repayments are made annually, and can be repaid in full at any time.

Funds available through the Tile Loan program each year is determined by the Provincial budget, and an annual announcement is made following the beginning of each fiscal year. Factors that are usually affected by the annual announcement include the interest rate, amount of loan available to an individual and the funds available to each municipality for distribution to their applicants.

The Municipality of South Huron has received tile loan applications for the following properties:

- Concession 9, South Part Lot 14, Usborne Ward, South Huron
- North Side Thames Road, Lot 14, Usborne Ward, South Huron

Discussion and Staff Recommendation(s)

Council's provisional approval allows work to begin on this tile drain. A tile drain rating by-law will be prepared upon completion of the work.

Impact Analysis

There are no legal or community impacts as a result of the recommendation in this report. The Municipality is well within its borrowing limits (\$300,000) for this program as outlined in By-Law #77-2015. The appointed Tile Drainage Inspector will confirm work has been completed and staff complete the administration of collection of the loan repayments.

Linkages

- [Tile Drainage Act](#), R.S.O. 1990

Respectfully submitted,

Alex Wolfe, Clerk

Report Approval Details

Document Title:	CL-18-2025 - Application for Tile Drain Loans Provisional Approval .docx
Attachments:	- Borland - Signed Loan Application_Redacted.pdf - Borland Estate - Signed Loan Application_Redacted.pdf
Final Approval Date:	Oct 16, 2025

This report and all of its attachments were approved and signed as outlined below:

Alex Wolfe - Oct 16, 2025 - 11:36 AM

Julia Warwick - Oct 16, 2025 - 1:01 PM

Rebekah Msuya-Collison - Oct 16, 2025 - 4:18 PM



Ministry of Agriculture,
Food and Rural Affairs

Application for Tile Loan – Form 6

Tile Drainage Act, R.S.O. 1990, c. T.8, s. 3

To the council of the MUNICIPALITY of SOUTH HURON

Property Ownership

If property is owned in partnership, all partners must be listed. If property is owned by a corporation, list the corporation's name and the name and corporate position of the authorized officer. Only the owner(s) of the property may apply for the loan.

Ownership Type

Applicant Mailing Address and Primary Contact Information

Last Name <u>Borland</u>		First Name <u>Jeffrey</u>		Middle Initial <u>J</u>
Unit Number	Street/Road Number <u>41538</u>	Street/Road Name <u>James Road RR#1</u>		PO Box
City/Town <u>Woodham</u>		Province <u>Ontario</u>		Postal Code <u>N0K 2T0</u>
Telephone Number		Cellphone Number (optional)		Email Address (optional)
ext.				

Location of Land to be Drained

Lot or Part Lot <u>SPT Lot 14</u>	Concession <u>Con 9</u>	Geographic Township <u>South Huron</u>
Parcel Roll Number <u>40-10-010-009-02800-0000</u>		

Civic Address

Unit Number	Street/Road Number	Street/Road Name <u>Helm Line</u>	PO Box
City/Town		Province	Postal Code

Description of Drainage System

Please attach a sketch of the location of the land you are planning to drain.

A mapping tool is available at: www.ontario.ca/drainage

Approximate Length of Pipe Material <u>24,000 ft</u> ^{ft/m}	Area to be Drained <u>12 Acres</u> ^{acre/ha}
Proposed Outlet <u>France Drain</u>	Anticipated Date of Commencement <u>Sept 2025</u>
	Anticipated Date of Completion <u>Sept 2025</u>

Estimated Total Cost of Drainage System

Material	<u>25,000</u>
Installation	
Inspection Fee	
Other	
Total Cost	<u>25,000</u>

Amount of Loan Requested* 18,750 *

* Must be a multiple of \$100 not exceeding 75% of total cost of drainage work.

* 18,700 per note
JP

Terms of Agreement

In making this application for a loan, I understand and agree to the following:

- a) The granting of the loan is conditional upon all work being conducted in accordance with the *Agricultural Tile Drainage Installation Act*;
- b) The approval or refusal of the application is at the discretion of council whose decision is final;
- c) I will be advised in writing of council's decision regarding the application;
- d) Should the loan application be approved, an inspector of drainage will complete an Inspection and Completion Certificate and submit it to council;
- e) Council shall levy and collect for the term of ten years, over and above all other rates upon the land in respect of which the loan is made, a special equal annual rate sufficient to discharge the principal and interest of the loan;
- f) The *Tile Drainage Act* sets out procedural matters which pertain to this application for a loan; and
- g) The sum of all loans issued to me, as an individual, or in my role in a partnership or corporation in this and any other municipality does not exceed \$50,000 for the period of April 1st to March 31st.

Signature of Owner(s)/Primary Contact

Date (yyyy/mm/dd)

2025/08/11

Signature of Owner(s)/Primary Contact

Date (yyyy/mm/dd)

Notice of Collection of Personal Information

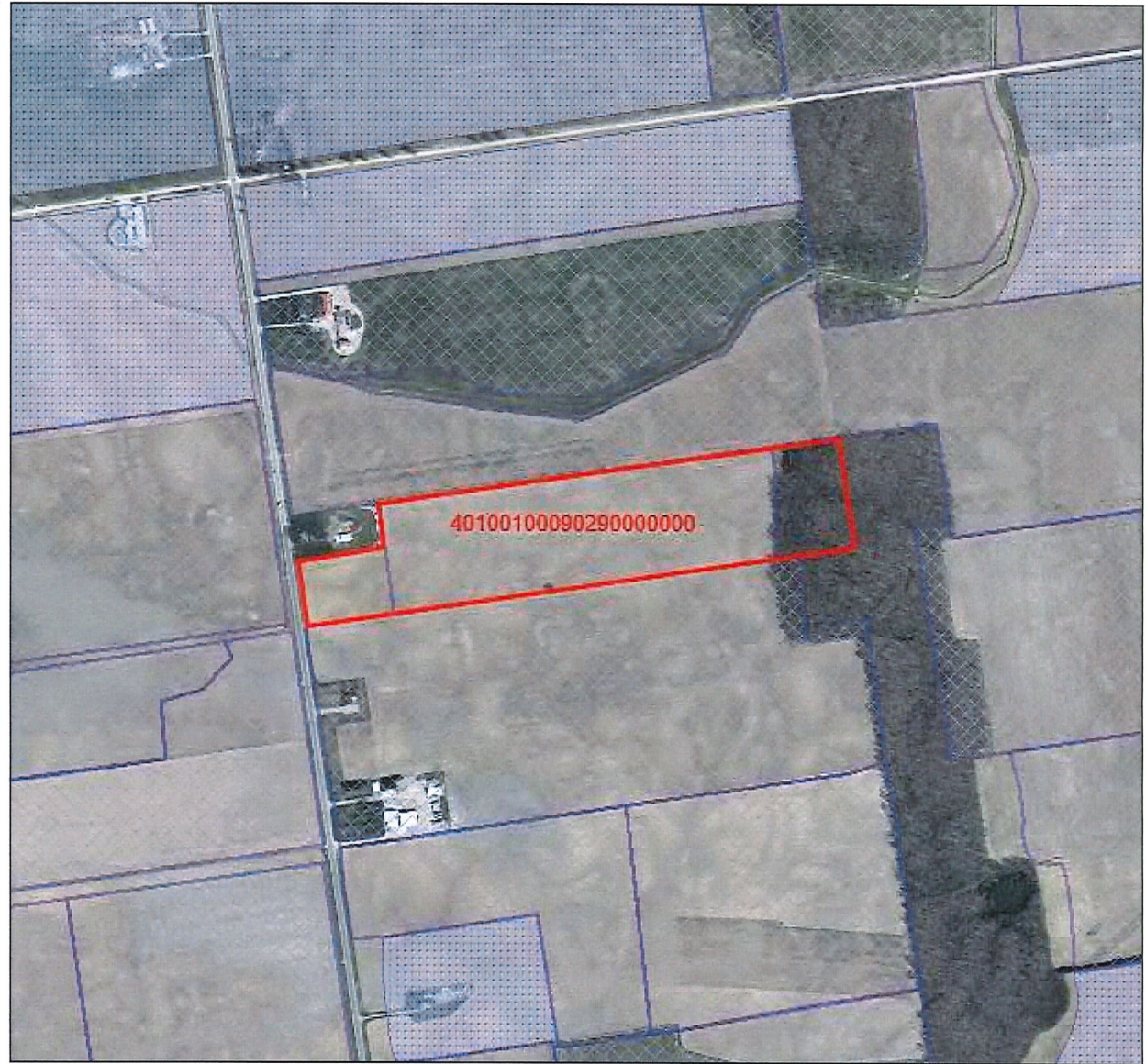
Any personal information collected on this form is collected under the authority of the *Tile Drainage Act*, R.S.O. 1990, c. T.8 and will be used for the purposes of administering the Act. Questions concerning the collection of personal information should be directed to:

where the form is addressed to a municipality (*municipality to complete*)

and where the form is addressed to a territory without municipal organization, the Drainage Coordinator, Ministry of Agriculture, Food and Rural Affairs, 1 Stone Rd W, Guelph ON N1G 4Y2, 519 826-3552.

Field Sketch - Borland 401001000902900

Farm & Field Name	
Jeff Borland	
911 Location	
Hern Line	
Upper Tier Municipality	
COUNTY OF HURON	
Lower Tier Municipality	
MUNICIPALITY OF SOUTH HURON	
Geotownship	
USBORNE	
Roll Number	40100100170120000000
Lot	LOT 14
Concession	NORTH SIDE THAMES ROAD
Notes	
Site Assessment Performed By	
Site Assessment Date	
Is the field tile drained	Yes
Tile inlets	Yes
Tile outlets	Yes
Surface water	Yes
Drilled wells	Yes
Other wells	Yes
Municipal wells	Yes
Areas where soil depth is < 30cm	Yes
Rock outcrops	Yes
Areas subject to ponding	Yes
Location of non-agricultural land uses	Yes



0 0.6 km



Ontario



© King's Printer for Ontario and its licensors.

May Not be Reproduced without Permission.

THIS IS NOT A PLAN OF SURVEY.

Map Created : 9/19/2025

Map Center: 43.34867 N, -81.37242 W

Ministry of Agriculture,
Food and Rural Affairs

Application for Tile Loan – Form 6

Tile Drainage Act, R.S.O. 1990, c. T.8, s. 3

To the council of the MUNICIPALITY of SOUTH HURON

Property Ownership

If property is owned in partnership, all partners must be listed. If property is owned by a corporation, list the corporation's name and the name and corporate position of the authorized officer. Only the owner(s) of the property may apply for the loan.

Ownership Type

Applicant Mailing Address and Primary Contact Information

Last Name <u>Estate of Elizabeth</u>	First Name <u>Barland</u>	Middle Initial
Unit Number	Street/Road Number <u>41538</u>	Street/Road Name <u>Thames Road R#1</u>
City/Town <u>Woodham</u>	Province <u>Ont</u>	Postal Code <u>N0K 2A0</u>
Telephone Number ext.	Cellphone Number (optional)	Email Address (optional)

Location of Land to be Drained

Lot or Part Lot <u>Lot 14</u>	Concession <u>NTR</u>	Geographic Township <u>South Huron</u>
Parcel Roll Number <u>4010-010-017-01200 000</u>		
Civic Address		
Unit Number <u>41538</u>	Street/Road Number	Street/Road Name <u>THAMES ROAD</u>
City/Town <u>WOODHAM</u>	Province <u>ON</u>	Postal Code <u>N0K 2A0</u>

Description of Drainage System

Please attach a sketch of the location of the land you are planning to drain.

A mapping tool is available at: www.ontario.ca/drainage

Approximate Length of Pipe Material <u>115,000 FT</u>	ft/m	Area to be Drained <u>55 ACRES</u>	acre/ha
Proposed Outlet <u>Passmore Dredn</u>	Anticipated Date of Commencement	Anticipated Date of Completion	

Estimated Total Cost of Drainage System

Material	<u>110,000</u>
Installation	
Inspection Fee	
Other	
Total Cost	<u>110,000</u>

Amount of Loan Requested*	<u>82,500 *</u>
---------------------------	-----------------

* Must be a multiple of \$100 not exceeding 75% of total cost of drainage work.

* MAX \$50,000 -
JP

Terms of Agreement

In making this application for a loan, I understand and agree to the following:

- a) The granting of the loan is conditional upon all work being conducted in accordance with the *Agricultural Tile Drainage Installation Act*;
- b) The approval or refusal of the application is at the discretion of council whose decision is final;
- c) I will be advised in writing of council's decision regarding the application;
- d) Should the loan application be approved, an inspector of drainage will complete an Inspection and Completion Certificate and submit it to council;
- e) Council shall levy and collect for the term of ten years, over and above all other rates upon the land in respect of which the loan is made, a special equal annual rate sufficient to discharge the principal and interest of the loan;
- f) The *Tile Drainage Act* sets out procedural matters which pertain to this application for a loan; and
- g) The sum of all loans issued to me, as an individual, or in my role in a partnership or corporation in this and any other municipality does not exceed \$50,000 for the period of April 1st to March 31st.

Signature of Owner(s)/Primary Contact

Date (yyyy/mm/dd)

2025-10-15

Signature of Owner(s)/Primary Contact

Date (yyyy/mm/dd)

2025 10 15

Notice of Collection of Personal Information

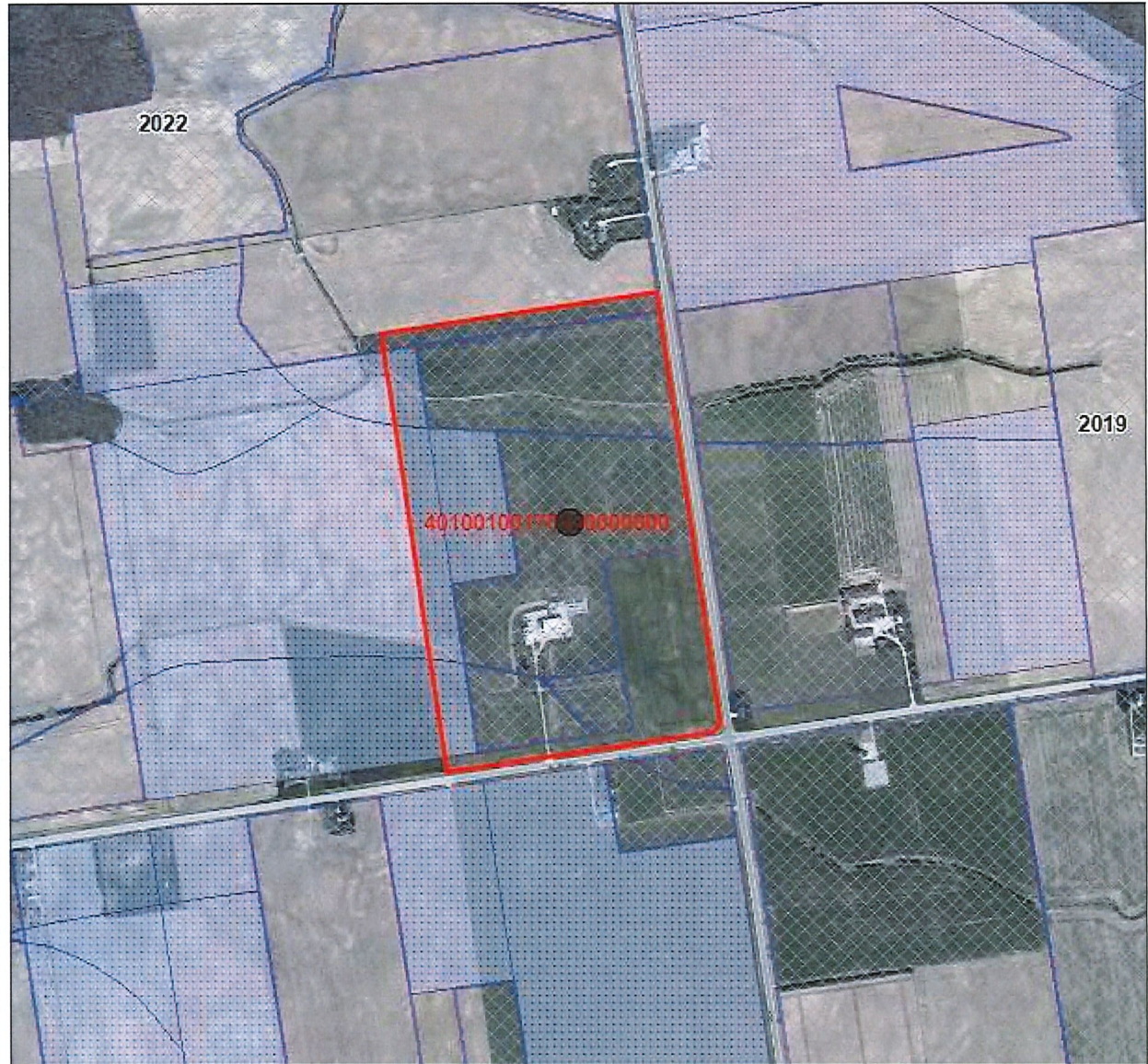
Any personal information collected on this form is collected under the authority of the *Tile Drainage Act*, R.S.O. 1990, c. T.8 and will be used for the purposes of administering the Act. Questions concerning the collection of personal information should be directed to:

where the form is addressed to a municipality (*municipality to complete*)

and where the form is addressed to a territory without municipal organization, the Drainage Coordinator, Ministry of Agriculture, Food and Rural Affairs, 1 Stone Rd W, Guelph ON N1G 4Y2, 519 826-3552.

Field Sketch - Borland Estate 401001001701200

Farm & Field Name	
Estate of Elizabeth Borland	
911 Location	
41538 Thames Road WOODHAM N0K2A0	
Upper Tier Municipality	
COUNTY OF HURON	
Lower Tier Municipality	
MUNICIPALITY OF SOUTH HURON	
Geotownship	
USBORNE	
Roll Number	40100100170120000000
Lot	LOT 14
Concession	NORTH SIDE THAMES ROAD
Notes	
Site Assessment Performed By	
Site Assessment Date	
Is the field tile drained	Yes
Tile inlets	Yes
Tile outlets	Yes
Surface water	Yes
Drilled wells	Yes
Other wells	Yes
Municipal wells	Yes
Areas where soil depth is < 30cm	Yes
Rock outcrops	Yes
Areas subject to ponding	Yes
Location of non-agricultural land uses	Yes



0 0.6 km



Ontario



© King's Printer for Ontario and its licensors.

May Not be Reproduced without Permission.

THIS IS NOT A PLAN OF SURVEY.

Map Created : 9/19/2025

Map Center: 43.37605 N, -81.38722 W

From: Jared Van Valkengoed [REDACTED]
Sent: September 26, 2025 11:17 PM
To: Mayor Finch <gfinch@southhuron.ca>
Subject: Request for Flashing Stop Signs at Huron Park Road & Highway 4 Corners for Safety

Dear George Finch,

I hope this message finds you well. I am writing as a concerned citizen to voice my support for the installation of flashing stop signs at the intersection of Huron Park Road and Highway 4 Corners.

As a frequent driver in the area, I have observed that this intersection can be particularly hazardous, especially during busy traffic hours and in adverse weather conditions. The addition of flashing stop signs would significantly enhance visibility, improve safety for both drivers and pedestrians, and potentially prevent accidents.

I urge you to consider this important safety measure and look forward to hearing your thoughts on the matter.

Thank you for your time and attention to this concern.

Sincerely,

Jared Van Valkengoed
[REDACTED]

October 16, 2025

Municipality of South Huron
322 Main Street South
PO Box 759
Exeter, Ontario
N0M 1S6

Re: Support for Municipal Assumption of Proposed Roadway — Grand Bend Airport Property

Dear Mayor and Members of Council,

On behalf of Kinwin Inc., the proponent and owner of the proposed public self-storage facilities located on lands formerly comprising part of the Grand Bend Airport property, I am writing in strong support of the Municipality of South Huron assuming the proposed new roadway that will provide access from Grand Bend Line to our storage lands.

As outlined in the submission from A.M. Spriet, P.Eng. (Spriet Associates) dated August 18, 2025, our site currently benefits from a private right-of-way with no direct public street frontage. That corridor also serves other established uses in the area, including the Bob Wright Parachuting Club, the existing mobile home site, and the Grand Bend Micro Sprint track associated with the Grand Bend Motorplex. Continuing to rely on a private easement for multi-user access presents challenges for safe construction, long-term maintenance, snow removal, drainage, emergency response, and equitable cost-sharing.

We believe municipal assumption is in the public interest for the following reasons:

- 1 Public Safety & Emergency Access: A municipal road designed to current standards improves sightlines, load capacity, fire flows (with the new watermain), and dependable four-season access for emergency services.
- 2 Long-Term Maintenance & Accountability: Consolidating maintenance with the Municipality provides consistent road care (surface repairs, winter control, drainage, signage) and eliminates fragmented responsibilities among multiple private parties.
- 3 Servicing & Infrastructure Integration: Bringing the corridor into the municipal network ensures coordinated management of the watermain and any future utilities within a protected right-of-way.
- 4 Orderly Growth & Future Severances: Assumed public access supports the efficient and plan-led development of the broader Grand Bend Airport lands, including contemplated severances, while maintaining clear access for existing users.
- 5 Economic Development & Tax Base: Reliable public access underpins the viability of the approved storage facilities and other local enterprises, supporting employment and ongoing municipal revenues.
- 6 Legal Clarity: Municipal ownership removes private easement uncertainties, reduces conflict risk, and simplifies land transactions and approvals going forward.

We greatly appreciate Council's consideration of municipal assumption for this important connector. This approach provides a practical, safe, and future-ready solution that benefits existing users, supports approved development, and aligns with good asset management practices.

Should Council require any additional information, we would be pleased to attend a meeting or provide supplementary materials.

Thank you for your consideration.

Respectfully submitted,

Chris Drake

Kinwin Inc.

[REDACTED]

279 Regent St, London, N6A 2H3

OntarioSheep FARMERS

On behalf of Ontario's 2700 sheep farmers, I am reaching out to bring the growing issue of livestock predation in your region to your attention.

The financial cost of predation not only affects farmers, in terms of preventative measures, such as fencing and Livestock Guardian Dogs (LGD); it also costs Ontario taxpayers, with the Ontario Ministry of Agriculture, Food and Agribusiness (OMAFRA) paying farmers over \$1.5 million in the 2024 FY for losses of livestock caused by wildlife. This cost does not include the cost borne by municipalities and OMAFRA in sending investigators out to farms and administering the program. Nor does this cover the costs of veterinarians to help animals maimed by predators to recover, the production losses of animals who are stressed from predation and the mental health toll predation takes on the farmer.

As you can see by the chart below, your county is in the top 10 for sheep losses to predation. Also, in the chart below, we have shared the economic contribution of sheep farming in your region to impart the importance of finding solutions to the problem of predation that will benefit everyone.

County	Number of Sheep Kills in 2024	Owner Compensation	Economic Contribution to the Municipal Economy in 2024
Grey	133	\$39,366.20	\$31.03 million
Prince Edward	119	\$27,164.38	\$9.5 million
Leeds & Grenville	55	\$16,011.34	\$8.1 million
Kawartha Lakes	53	\$16,588.87	\$12.7 million
Peterborough	42	\$13,497.58	\$11.7 million
Lanark	38	\$11,053.14	\$3.8 million
Northumberland	33	\$8,797.34	\$5.3 million
Durham Region	31	\$9,852.30	\$12.9 million
Huron	27	\$10,242.06	\$30.7 million
Bruce	25	\$8,339.46	\$25.7 million

Producers are compensated for livestock losses from predation through the Ontario Wildlife Damage Compensation Program (OWDCP), which is a valuable resource to livestock producers in Ontario and appreciated by our farmer members.

We encourage your municipality to continue providing inspections and compensation to farmers through this vital program in a timely manner.

There is another way your municipality can support your sheep farmers, and that is through your municipal dog control bylaws. Livestock Guardian Dogs (LGD) are the most common form of predation prevention control used by Ontario sheep producers. However, there are instances when municipal by-laws hinder the efficient use of LGDs on farming operations as the by-laws are intended primarily for dogs kept



OntarioSheep.org

130 Malcolm Road, Guelph, Ontario N1K 1B1 T 519.836.0043 E admin@ontariosheep.org

for companionship, breeding, or non-working purposes. We have reviewed work done by several Ontario municipalities where LGDs have been specifically addressed when creating or revising existing by-laws.

OSF wishes to work cooperatively with you to ensure that municipal bylaws take into consideration the use of LGD when developing their bylaws. We would be pleased to communicate with the appropriate municipal officials to review with you Ontario sheep producers' needs and concerns in this area.

Below are some of the primary areas of concern and suggested options for consideration by your municipality.

Add Definition of Livestock Guardian Dogs (LGDs) and Herding Dogs to By-laws

We propose that: "Livestock Guardian Dog" (LGD) be defined as a dog that works and/or lives with domestic farm animals (e.g. cattle, sheep, poultry) to protect them while repelling predators and is used exclusively for that purpose.

"Herding Dog" means a dog that has been trained and is actively being used in a bona fide farming operation for the purposes of controlling livestock on the farm.

There are different breeds of LGDs of which the most popular breeds in Ontario include Great Pyrenees, Akbash, Kuvasz, Maremma and Anatolian Shepherd and crosses between these breeds. Although not an exhaustive list, dogs generally used for herding include Border Collies, Australian Shepherds, Blue & Red Heelers and Huntaways.

Dog Registration/Licensing Requirements

Paying annual dog registration/license fees for numerous working farm dogs can become a significant cost for sheep producers. We urge municipalities to exempt LGDs and herding dogs from annual license fees as is done in many jurisdictions for assistance/service dogs and working police dogs. Reducing the annual cost of keeping LGDs, will increase the number of LGDs on farms, and likely reduce predation losses and the number of OWDCP compensation claims.

Requirement for Dogs to Wear a Collar and Tag

LGDs' instincts are to guard and follow the flock, sleeping and working outdoors in all kinds of weather. Collars can become snagged on branches or fences and become a skin irritant in hot or wet weather. We suggest that municipal by-laws allow owners to remove the collar and license tag (if applicable) from a guardian or herding dog while the dog is being actively used in farming practices provided that the owner uses an alternative means of identification linking the animal to the name and address of the owner, e.g. tattoo or microchip containing the required information.

Requirements for Kennel Licensing and/or Limitation on Number of Dogs Kept

In some areas bylaw requires a person with more than three dogs at the same premises to secure a kennel license. Coyotes are very smart and will lure the dogs away while the remaining coyotes kill the sheep or lambs from behind or will attack the dogs directly. It is not uncommon for farmers to have more than two LGDs, especially when they are training younger dogs. This is especially true in areas where there is heavy



predation. As well, larger sheep flocks in Ontario (several over 1500 animals), require numerous dogs to provide adequate protection especially where higher numbers of predators are present.

We would propose for your consideration that a person may keep more than three dogs at a premise without obtaining a kennel license provided:

- the person is keeping sheep (or other livestock) upon the same premises.
- the premises is on land that is zoned rural and agricultural.
- the person provides proof of producer registration issued in the name recorded by the Ontario Sheep Farmers, Beef Farmers of Ontario, or Ontario Goat.
- the dogs are registered/licensed annually in accordance with relevant municipal by-laws (if required) and that the dogs are LGDs and or herding dogs.

Running At Large

A dog shall not be running at large if it is an LGD and is on its owner's leased or owned property.

Barking Restrictions

LGD are exempt from barking restrictions if actively engaged in guarding livestock against predators. Under the Farming and Food Production Protection Act farmers are protected from nuisance complaints made by neighbours provided they are following normal farming practices. The use of LGD on sheep farms is a widely used practice in Ontario and other sheep producing jurisdictions.

Aggressive/ Dangerous Dog designation

LGD act aggressively and show aggression towards things they view as a threat to the livestock they are protecting. As such, an exemption, like that for police dogs should be considered.





EDWARDSBURGH CARDINAL

Phone: 613-658-3055
 Fax: 613-658-3445
 Toll Free: 866-848-9099
 E-mail: mail@twpec.ca

P.O. Box 129,
 18 Centre St.
 Spencerville, Ontario
 K0E 1X0

VIA EMAIL

Tuesday, October 14, 2025

The Honourable Doug Ford, Premier of Ontario
 The Honourable Kinga Surma, Minister of Infrastructure
 The Honourable Rob Flack, Minister of Municipal Affairs and Housing
 The Honourable Francois-Phillipe Champagne, Minister of Finance
 Association of Municipalities of Ontario (AMO)
 Ontario Small Urban Municipalities (OSUM)
 Federation of Canadian Municipalities (FCM)
 The United Counties of Leeds and Grenville
 All Upper- and Lower-Tier Municipalities in Ontario

Please be advised that at its Regular Council meeting held on Monday, September 29, 2025, the Council of the Township of Edwardsburgh Cardinal unanimously adopted the following resolution:

RESOLUTION: Ontario Community Infrastructure Fund (OCIF)

WHEREAS the Township of Edwardsburgh Cardinal acknowledges that municipal infrastructure—roads, bridges, water and wastewater systems—underpins public safety, economic vitality and quality of life in Ontario’s rural and small urban communities;

WHEREAS the Ontario Community Infrastructure Fund (OCIF) was created in 2015 to assist small and rural municipalities facing infrastructure deficits that exceed their local revenue capacities;



EDWARDSBURGH CARDINAL

Phone: 613-658-3055
 Fax: 613-658-3445
 Toll Free: 866-848-9099
 E-mail: mail@twpec.ca

P.O. Box 129,
 18 Centre St.
 Spencerville, Ontario
 K0E 1X0

WHEREAS in 2022 the Government of Ontario committed to increase the annual OCIF envelope from \$100 million to \$400 million over a five-year term, with that commitment scheduled to expire at the end of fiscal 2026;

WHEREAS fixed funding levels amid rising labour, materials and climate resilience costs have eroded the purchasing power of the \$400 million envelope, jeopardizing municipalities' ability to deliver and sustain essential services without incurring unsustainable debt;

WHEREAS predictable, multi-year funding indexed to real-world cost drivers is critical for municipalities to develop, finance and execute long-term asset management plans, reduce emergency repairs and leverage complementary federal and private infrastructure financing;

WHEREAS the Township of Edwardsburgh Cardinal requires a steadfast provincial partner to extend and enhance OCIF beyond 2026, ensuring infrastructure resilience, fiscal sustainability and equitable access for all small and rural municipalities;

NOW THEREFORE BE IT RESOLVED THAT

1. The Township of Edwardsburgh Cardinal calls upon the Government of Ontario to extend the annual OCIF envelope at not less than \$400 million beyond its current five-year term ending in 2026, with no reductions in subsequent provincial budgets.
2. The Province be requested to index the total annual OCIF envelope—and each individual municipal allocation—to the Ontario Consumer Price Index (CPI), calculated on a calendar-year basis and disbursed in the first quarter of each fiscal year.
3. The Ministry of Infrastructure establish a new five-year OCIF funding framework that guarantees annual envelopes and allocation percentages by municipality, enabling long-term capital planning and stable cash-flow management.
4. The Province undertake a formal review of the OCIF allocation formula at least once every four years, incorporating current municipal asset management data, demographic projections, climate resilience metrics and rural equity considerations.
5. A dedicated contingency reserve equal to 5 percent of the annual OCIF envelope be created within the fund to address extraordinary cost escalations, emergency repairs or project overruns without reallocating core funding.

**EDWARDSBURGH CARDINAL**

Phone: 613-658-3055
Fax: 613-658-3445
Toll Free: 866-848-9099
E-mail: mail@twpec.ca

P.O. Box 129,
18 Centre St.
Spencerville, Ontario
K0E 1X0

6. The Ministry of Infrastructure publish an annual OCIF performance report—including program disbursements, allocation adjustments and reserve expenditures—in a transparent, publicly accessible online dashboard.
7. The Clerk of the Township of Edwardsburgh Cardinal forward this resolution to:
 - The Honourable Doug Ford, Premier of Ontario
 - The Honourable Kinga Surma, Minister of Infrastructure
 - The Honourable Rob Flack, Minister of Municipal Affairs and Housing
 - The Honourable Francois-Phillipe Champagne, Minister of Finance
 - Association of Municipalities of Ontario (AMO)
 - Ontario Small Urban Municipalities (OSUM)
 - Federation of Canadian Municipalities (FCM)
 - The United Counties of Leeds and Grenville
 - All upper- and lower-tier municipalities in Ontario

If you have any questions, please contact me at the email address below.

Sincerely,

A handwritten signature in blue ink, appearing to read 'N. Charette'.

Natalie Charette
Interim Clerk
clerk@twpec.ca



EDWARDSBURGH CARDINAL

Phone: 613-658-3055

Fax: 613-658-3445

Toll Free: 866-848-9099

E-mail: mail@twpec.ca

P.O. Box 129,

18 Centre St.

Spencerville, Ontario

K0E 1X0

TOWNSHIP OF EDWARDSBURGH/CARDINALResolution Number 2025-253

September 29, 2025

Moved By: _____

Seconded By: _____

WHEREAS the Township of Edwardsburgh Cardinal acknowledges that municipal infrastructure—roads, bridges, water and wastewater systems—underpins public safety, economic vitality and quality of life in Ontario's rural and small urban communities;

WHEREAS the Ontario Community Infrastructure Fund (OCIF) was created in 2015 to assist small and rural municipalities facing infrastructure deficits that exceed their local revenue capacities;

WHEREAS in 2022 the Government of Ontario committed to increase the annual OCIF envelope from \$100 million to \$400 million over a five-year term, with that commitment scheduled to expire at the end of fiscal 2026;

WHEREAS fixed funding levels amid rising labour, materials and climate resilience costs have eroded the purchasing power of the \$400 million envelope, jeopardizing municipalities' ability to deliver and sustain essential services without incurring unsustainable debt;

WHEREAS predictable, multi-year funding indexed to real-world cost drivers is critical for municipalities to develop, finance and execute long-term asset management plans, reduce emergency repairs and leverage complementary federal and private infrastructure financing;

WHEREAS the Township of Edwardsburgh Cardinal requires a steadfast provincial partner to extend and enhance OCIF beyond 2026, ensuring infrastructure resilience, fiscal sustainability and equitable access for all small and rural municipalities;

NOW THEREFORE BE IT RESOLVED THAT

1. The Township of Edwardsburgh Cardinal calls upon the Government of Ontario to extend the annual OCIF envelope at not less than \$400 million beyond its current five-year term ending in 2026, with no reductions in subsequent provincial budgets.
2. The Province be requested to index the total annual OCIF envelope—and each individual municipal allocation—to the Ontario Consumer Price Index (CPI), calculated on a calendar-year basis and disbursed in the first quarter of each fiscal year.
3. The Ministry of Infrastructure establish a new five-year OCIF funding framework that guarantees annual envelopes and allocation percentages by municipality, enabling long-term capital planning and stable cash-flow management.
4. The Province undertake a formal review of the OCIF allocation formula at least once every four years, incorporating current municipal asset management data,

TOWNSHIP OF EDWARDSBURGH CARDINAL

September 29, 2025

Resolution Number: 2025- 253

demographic projections, climate resilience metrics and rural equity considerations.

5. A dedicated contingency reserve equal to 5 percent of the annual OCIF envelope be created within the fund to address extraordinary cost escalations, emergency repairs or project overruns without reallocating core funding.
6. The Ministry of Infrastructure publish an annual OCIF performance report—including program disbursements, allocation adjustments and reserve expenditures—in a transparent, publicly accessible online dashboard.
7. The Clerk of the Township of Edwardsburgh Cardinal forward this resolution to:
 - The Honourable Doug Ford, Premier of Ontario
 - The Honourable Kinga Surma, Minister of Infrastructure
 - The Honourable Rob Flack, Minister of Municipal Affairs and Housing
 - The Honourable Francois-Phillipe Champagne, Minister of Finance
 - Association of Municipalities of Ontario (AMO)
 - Ontario Small Urban Municipalities (OSUM)
 - Federation of Canadian Municipalities (FCM)
 - The United Counties of Leeds and Grenville
 - All upper- and lower-tier municipalities in Ontario

☐ Carried ☐ Defeated ☒ Unanimous

Mayor: 

RECORDED VOTE REQUESTED BY: _____

NAME	YEA	NAY
Councillor J. Martelle		
Councillor W. Smail		
Councillor C. Ward		
Deputy Mayor S. Dillabough		
Mayor T. Deschamps		
TOTAL		

Administration

Office of the Regional Clerk

1815 Sir Isaac Brock Way, PO Box 1042, Thorold, ON L2V 4T7

Telephone: 905-980-6000 Toll-free: 1-800-263-7215 Fax: 905-687-4977

www.niagararegion.ca

September 30, 2025

CL 14-2025, September 25, 2025***DISTRIBUTION LIST******SENT ELECTRONICALLY*****Motion Respecting State of Emergency on Mental Health, Homelessness and Addictions**

Regional Council, at its meeting held on September 25, 2025, passed the following motion:

WHEREAS Niagara Region issued three separate declarations of emergency in the areas of homelessness, mental health and opioid addiction on February 23, 2023, recognizing that the scope and scale of the crisis surpasses the Region's capacity to respond effectively; and

WHEREAS following the submission of the three declarations of emergency, the Provincial Emergency Operations Centre (PEOC) has engaged with the Region's Community Emergency Management Coordinator (CEMC); and

WHEREAS these issues have continued to intensify and add further strain to the social support system in Niagara over the past two years; and

WHEREAS municipalities across Ontario are continuing to experience similar challenges; and

WHEREAS a coordinated, province-wide approach and associated funding support is required to address the growing emergency of mental health, homelessness and opioid addiction, the scale of which falls well beyond the scope of what a municipality can address.

NOW THEREFORE BE IT RESOLVED:

1. That Niagara Region **ADVOCATES** that the Province support a coordinated approach between the Ministry of Health, the Ministry of Municipal Affairs and Housing, and the Ministry of Children, Community and Social Services to address ongoing challenges related to mental health, homelessness and opioid addiction;
2. That Niagara Region **FORMALLY ADVOCATES** for Provincial funding to address identified gaps in programs and services contributing to the state of emergency including affordable housing, supportive housing, addictions treatment, and mental health supports for vulnerable populations; and

3. That this motion **BE SENT** to the Provincial and Federal Governments, FCM, AMO and all municipalities in Ontario.

Yours truly,



Ann-Marie Norio
Regional Clerk

:kl

CLK-C 2025-109

Distribution List

Premier of Ontario
Prime Minister of Canada
Federation of Canadian Municipalities (FCM)
Association of Municipalities of Ontario (AMO)
All Ontario Municipalities

The Corporation of The Township of Stone Mills

4504 County Road 4, Centreville, Ontario K0K 1N0
Tel. (613) 378-2475 Fax. (613) 378-0033
Website: www.stonemills.com



October 7, 2025

Sent Via Email Only

Office of the Prime Minister
80 Wellington Street
Ottawa, ON
K1A 0A2

Re: Electoral Reform

Dear Honourable Mark Carney,

Please be advised that during the regular Council meeting of October 6, 2025, Township of Stone Mills Council passed the following motion,

Resolution 23-696-2025

That the resolution circulated from the Municipality of Brighton be received and supported.

Moved By Councillor Woodcock
Seconded By Councillor Fenwick
Carried

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

B Teeple

Brandi Teeple
Township Clerk
Township of Stone Mills
4504 County Road 4
Centreville, ON, K0K 1N0
Phone: 613 378-2475 ext. 225
Email: bteeple@stonemills.com

cc. Doug Ford, Premier of Ontario
All Ontario Municipalities

Enc. 1



Date: September 15, 2025

Resolution No. COU-2025-30

Moved By: Councillor Wheeldon

Seconded By: Councillor Rowley

Whereas Canadian governments at all levels are structured by and derive their legitimacy from democratic principles, practices, and norms;

And Whereas many countries around the world are experiencing increased political polarization and hostility, shifts toward authoritarianism, and the undermining of democratic norms;

And Whereas incivility and hostility increasingly define the political sphere in Canada at every level of government, but particularly in systems with political parties;

And Whereas this hostile political climate drives lower democratic participation, including low voter turnout and fewer and less diverse political candidates, resulting in a lopsided and unhealthy democracy;

And Whereas poor political health undermines the ability of democratic institutions to exercise effective leadership and overcome the unprecedented challenges of the 21st century;

And Whereas elections are one of the most central and participatory parts of Canadian democratic systems;

And Whereas numerous studies, including those by Parliamentary committees, have identified our First Past the Post electoral system as driving increasing polarization and declines in voter participation, and have recommended some form of proportional representation;

And Whereas electoral reform enjoys broad public support, with a majority of polling respondents who identify with every major party supporting change in the way that they vote;

Therefore Be It Resolved that the Municipality of Brighton call upon the provincial and federal governments to enact electoral reform, adopting proportional systems in which every vote counts and polarization is diminished, in order to safeguard and empower Canadian democracy;

And Be It Further Resolved that this motion be circulated to Prime Minister Mark Carney, Premier Doug Ford, and all Ontario municipalities.

Carried ☒

OR Defeated ☐

Mayor

Recorded Vote		For Clerks Use Only			
Recorded vote called by: _____					
	For	Against	Abstain	Absent	COI
Mayor Brian Ostrander					
Deputy Mayor Ron Anderson					
Councillor Anne Butwell					
Councillor Hannah MacAusland					
Councillor Emily Rowley					
Councillor Jeff Wheeldon					
Councillor Bobbi Wright					
Total					
Carried ☐ Defeated ☐					Clerk's Initials

11.1.

The Corporation of the Municipality Of South Huron

By-Law #63-2025

Being a By-law to amend By-Law #59-2013, being a by-law to provide for Remuneration and Expenses of members of Council, Committees, Local Boards and other Officials

Whereas the *Municipal Act*, S.O. 2001, c. 25, as amended, provides under Section 283 that a Municipality may pay any part of the remuneration and expenses of the members of its Council and members of any local board of the Municipality and of the officers and employees of the local board; and

Whereas Schedule "A" to By-Law #59-2013 sets out remuneration for the Council, Police Services Board and other appointments for the Municipality of South Huron; and

Whereas Council received Staff Report CL-15-2025 at their September 15, 2025 Regular Council meeting, providing a review of Council Remuneration, and noting housekeeping amendments needed to the remuneration by-law, Council deems it necessary to update the Remuneration By-Law.

Now therefore be it resolved that the Council of The Corporation of the Municipality of South Huron enacts as follows:

1. That By-Law #59-2013 of South Huron Remuneration By-Law be amended per Schedule A of this By-Law.
2. That this By-Law shall come into force and take full effect on its date of final passing.

Read a first and second time this 20th day of October 2025

Read a third time and finally passed this 20th day of October 2025

George Finch, Mayor

Alex Wolfe, Clerk

By signing this By-Law on October 20, 2025, Mayor Finch will not exercise the power to veto this By-Law as provided for under 284.11 of the Municipal Act.

Schedule A to By-Law #63-2025 (Amendment to Remuneration By-Law)

Section 3 – Police Services Board

Deletion: The Police Services Board will submit an annual budget to Council outlining its required expenses, including administrative support, as required under the Police Services Act.

The Council will approve the Honoraria of the Police Board members each year, based on a minimum annual attendance of 11 Police Services Board meetings, required Zone Meetings, annual conference, special meetings and police services functions.

The current honoraria are:

Chair	\$ 2,500.00
Member	\$ 2,000.00

Section 6 – Other Appointments

Deletion: 3. Poundkeepers – to be paid \$20.00 per hour plus mileage at the rate paid by the County of Huron.

The Corporation of the Municipality of South Huron

By-Law 64-2025

Being a By-law to adopt, confirm and ratify matters dealt with by the Council of the Corporation of the Municipality of South Huron.

Whereas Section 8 of the Municipal Act, 2001, as amended, provides that the powers of a Municipality shall be interpreted broadly to enable it to govern its affairs as it considers appropriate and to enhance the Municipality's ability to respond to municipal issues; and

Whereas Section 5(3) of the Municipal Act, 2001, as amended, provides that a municipal power, including a municipality's capacity, rights, powers and privileges under section 9, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise; and

Whereas the Council of The Corporation of the Municipality of South Huron deems it expedient to adopt, confirm and ratify matters dealt with at all meetings of Council;

Now therefore be it resolved that the Council of The Corporation of the Municipality of South Huron enacts as follows:

1. That the proceedings and actions taken by Council and municipal officers of the Corporation of the Municipality of South Huron at the **Regular Council Meeting of October 20, 2025** in respect of each report, motion, recommendation, by-law and any other business conducted are, except where the prior approval of the Local Planning Appeal Tribunal or other authority is required by law, hereby adopted, ratified and confirmed and shall have the same force and effect as if each and every one of them had been the subject matter of a separate by-law duly enacted.
2. That the Mayor and Members of Council of the Corporation of the Municipality of South Huron are hereby authorized and directed to do all things necessary to give effect to the said actions of Council of the Corporation of the Municipality of South Huron or to obtain approvals where required.
3. That on behalf of The Corporation of the Municipality of South Huron, the Mayor, or the Presiding Officer of Council, and the Clerk or the Chief Administrative Officer, where instructed to do so, are hereby authorized and directed to execute all necessary documents and to affix thereto the Corporate Seal.
4. That this By-Law shall not be amendable or debatable.

5. For the purposes of the exercise of the authority of the head of council to veto a By-Law in accordance with section 284.11 of the Municipal Act, 2001, as amended, this Confirming By-Law shall be deemed to be separate Confirming By-Laws for each item listed on the meeting agenda.

Read a first and second time this 20th day of October 2025.

Read a third time and passed this 20th day of October 2025.

George Finch, Mayor

Alex Wolfe, Clerk

By signing this By-Law on October 20, 2025, Mayor Finch will not exercise the power to veto this By-Law as provided for under 284.11 of the Municipal Act.