



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

Monday, November 3, 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

5. Delegations

5.1 West Coast Active Living - Family Day Fireworks

1

Recommendation:

That South Huron Council receives the delegation from West Coast Active Living regarding Family Day Fireworks as presented by Bev Cody.

5.2 William Dinney - Preservation of Our Heritage Buildings

2

Recommendation:

That South Huron Council receive the delegation regarding the preservation of our heritage buildings as presented by William Dinney on behalf of the South Huron Residences Association.

6. Public Meeting

7. Minutes

7.1 Minutes of the Regular Council Meeting of October 20, 2025 and the Budget Meeting of October 27, 2025

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Recommendation:

That South Huron Council adopts the minutes of the Regular Council Meeting of October 20, 2025, and the Budget Meeting of October 27, 2025, as printed and circulated.

8. Councillor Board and Committee Reports

8.1 Exeter Business Improvement Area (BIA) - Minutes of September 30, 2025

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8.2 Ausable Bayfield Conservation Authority

8.2.1 Board of Directors - Draft Minutes of September 18, 2025 and Agenda Package of October 23, 2025

[Link to minutes and agenda](#)

8.2.2 Draft Budget Minutes of October 9, 2025

25

8.2.3 Proposed 2026 Budget and Municipal Levies and Notice of Meeting

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8.3 Upper Thames River Conservation Authority

8.3.1 Board of Directors - Draft Minutes of September 23, 2025 and Agenda Package of October 28, 2025

[Link to draft minutes and agenda package](#)

8.3.2 Hearing Committee - Draft Minutes of August 26, 2025 and Agenda Package of October 28, 2025

[Link to draft minutes and agenda package](#)

Recommendation:

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

- **Exeter Business Improvement Area (BIA) - Minutes of September 30, 2025**
- **Ausable Bayfield Conservation Authority**
 - **Board of Directors - Draft Minutes of September 18, 2025 and Agenda Package of October 23, 2025**
 - **Draft Budget Minutes of October 9, 2025**
 - **Proposed 2026 Budget and Municipal Levies and Notice of Meeting**
- **Upper Thames River Conservation Authority**
 - **Board of Directors - Draft Minutes of September 23, 2025 and Agenda Package of October 28, 2025**
 - **Hearing Committee - Draft Minutes of August 26, 2025 and Agenda Package of October 28, 2025**

8.4 Heritage Advisory Committee Meeting - Draft Minutes of October 15, 2025

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Recommendation:

That South Huron Council receives the Heritage Advisory Committee - Draft Minutes of October 15, 2025 and attached correspondence and appendix; and

That Council acknowledges that the Heritage Advisory Committee has no concerns with the repairs required to the wood trusses at the Stephen Arena (69625 Airport Line, Huron Park), as indicated in the Structural Analysis of the Stephan Area Rink Arena Trusses report, prepared by BM Ross, dated September 26, 2025, so long as the attributes of the trusses are maintained, where possible; and

That Council approves the recommendations of the Heritage Advisory Committee as follows:

- **That an immediate motion be made to list the Benjamin V Elliot House (565 Main Street South, Exeter) property on the Municipal Heritage Register; and**
- **That a motion be made to initiate the designation process for the Benjamin V Elliot House (565 Main Street South, Exeter), as designation will provide long-term protection for this important community heritage asset and ensure its preservation for future generations as part of South Huron's built heritage.**

9. Staff Reports

9.1 Planning and Building Services

9.2 Fire and Community Services

9.3 Operations, Infrastructure and Development

9.4 General Government Services

10. Notices of Motion

11. Items for discussion arising from previous meetings

12. New Business

12.1 Water/Wastewater Rate Study Workshop

Recommendation:

That South Huron Council set a Water/Wastewater Rate Study Workshop on November 19, 2025, at 4:00 p.m.

13. Mayor & Councillor Comments and Announcements

14. Communications

14.1 2026 Rural Ontario Municipal Association (ROMA) - Delegation Request Form

[Link to delegation request form](#)

14.2 Exeter Legion Branch 167 - Request - Remembrance Day Parade Road Closure 54

14.3 Huron Health Systems - Correspondence - South Huron Hospital Strengthening Physician Recruitment through Competitive Incentives 55

14.4 Lake Huron Primary Water Supply System - Notice - Master Plan 57

14.5 Rural Response for Healthy Children - Correspondence - Huron County Christmas Bureau 59

14.6 West Coast Active Living - Correspondence - Christmas for All 60

14.7 Public Comments - Correspondence - Benjamin Elliot House

14.7.1 Table of Contents for Written Comments 61

14.7.2 Written Comments 63

14.8 Resolution - Provincial Decision on Automated Speed Enforcement

14.8.1 Town of Ajax

14.8.2 City of Brampton 136

14.9 Town of Bradford West Gwillimbury - Resolution - Removing HST/GST from New Homes to Support Housing Affordability 143

14.10 Halton Region - Resolution - Public Safety Requirements to Protect our Communities 146

14.11	Town of Plympton-Wyoming - Resolution - Conservation Fee Freeze	150
14.12	Township of Stone Mills - Resolution - Advocacy for Funds to Effectively Manage the Emerald Ash Borer Infestation	151
14.13	Municipality of Tweed - Resolution - Collaboration Action Sustainable Waste Management in Ontario	153

Recommendation:

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

15. Closed Session

16. Report From Closed Session

17. By-Laws

17.1	By-Law No. 65-2025 - Fire Prevention Officer Agreement (Bluewater)	156
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Recommendation:

That the South Huron Council gives first, second, third and final reading to By-Law #65-2025, being a by-law to adopt a Fire Prevention Officer Services Agreement with the Municipality of Bluewater.

17.2	By-Law No. 66-2025 - Parkland Dedication By-Law	165
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Recommendation:

That the South Huron Council gives first, second, third and final reading to By-Law #66-2025, 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.

17.3	By-Law No. 67-2025 - Designate a Pedestrian Crossover	170
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Recommendation:

That the South Huron Council gives first, second, third and final reading to By-Law #67-2025, being a by-law to designate a Pedestrian Crossover on a Connecting Link Under the Jurisdiction of the Ministry of Transportation.

17.4	By-Law No. 68-2025 - Site Plan Agreement (588922 Ontario Inc.) Memo to By-Law	172
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Recommendation:

That the South Huron Council gives first, second, third and final reading to By-Law #68-2025, to authorize the execution of a Site Plan Agreement between the Corporation of the Municipality of South Huron and 588922 Ontario Inc. in the Municipality of South Huron in the County of Huron.

- 17.5 By-Law No. 69-2025 - Site Plan Agreement (KINWIN INC) 186

Memo to By-Law

Recommendation:

That the South Huron Council gives first, second, third and final reading to By-Law #69-2025, being a by-law to authorize the execution of a Site Plan Agreement between the Corporation of the Municipality of South Huron and KINWIN INC in the Municipality of South Huron in the County of Huron.

- 17.6 By-Law No. 70-2025 - To Collect Actual Costs for the Hill Municipal Drain 2025 200

Recommendation:

That the South Huron Council gives first, second, third and final reading to By-Law #70-2025, being a by-law to amend By-Law 16-2025 to provide for collection of actual costs for construction of the Hill Municipal Drain 2025.

18. Confirming By-Law

- 18.1 By-Law No. 71-2025 – Confirming By-Law 205

Recommendation:

That the South Huron Council gives first, second, third and final reading to By-Law #71-2025, being a by-law to confirm matters addressed at the October 27, 2025 Budget Meeting and the November 3, 2025 Council meeting.

19. Adjournment

Recommendation:

That South Huron Council hereby adjourns at _____ p.m., to meet again on November 17, 2025 at 6:00 p.m. or at the Call of the Chair.



Subject: Family Day 2026 – Fireworks Proposal & Planning Coordination

Dear Mayor Finch and Members of Council,

On behalf of West Coast Active Living, I'd like to extend our sincere thanks for the use of the South Huron Recreation Centre for our upcoming Family Day celebration on February 16, 2026.

As we begin coordinating with participating organizations, one exciting idea that has come forward is hosting a fireworks display in the early evening. We would greatly appreciate your thoughts on this proposal, including any associated costs, so we can explore fundraising opportunities to support it.

Once a time and location are confirmed for the fireworks, we will schedule surrounding activities to complement the display and ensure a smooth flow for attendees.

Thank you for your continued support and consideration.

Warm regards,

Bev Cody

West Coast Active Living Board Member

Chair WCAL Family Day wcal@hay.net

Sept 29/2025

Hello,

Please note the following response to Delegation Request Form has been submitted at Tuesday October 28th 2025 1:03 PM with reference number 2025-10-28-001.

- **First Name:**
William
- **Last Name:**
Dinney
- **Email:**
[REDACTED]
- **Phone:**
[REDACTED]
- **Address:**
37 Waterloo Street
- **Postal Code:**
N0M1S2
- **Are you representing a group?**
Yes
- **What group are you representing?**
SOUTH HURON RESIDENCES ASSOCIATION
- **What is your preferred meeting and date to appear as a delegation?**
NOVEMBER 3, 2025
- **Please indicate how you intend to interact with the Council Meeting**
In person
- **Please describe the issue you intend to present?**
PRESERVATION OF OUR HERITAGE BUILDINGS

- **Please indicate specific actions you would like Council to take.**

We urge you to prioritize heritage conservation over development and seek solutions that respect our town's legacy.

- **Do you require any accessibility accommodation?**

No

- **Do you give your permission to be audio and video recorded on the Municipality of South Huron's council meeting stream?**

Yes I give my permission

[This is an automated email notification -- please do not respond]



Corporation of the Municipality of South Huron

Minutes for the 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>

- 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
Julia Warwick, Director of Finance/Treasurer (remote)
Don Giberson, General Manager of Infrastructure and Development
Jeremy Becker, General Manager of Community and Emergency Services (remote)
Mike Rolph, Director of Building and Planning Services/Chief Building Official
Erin Moore, Financial Analyst
Scott Currie, Manager of Communications and Strategic Initiatives
Shane Timmermans, Manager of Transportation Services
Alyssa Keller, Manager of Environmental Services (remote)
Amanda Johnston, Manager of Community Services (remote)
Alex Wolfe, Clerk
- Others Present:** Nancy Neale, Watson's & Associated Economists Ltd.
Tina Chitsinde, Watson's & Associated Economists Ltd.

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: 400-2025

Moved: A. Neeb

Seconded: T. Oke

That South Huron Council approves the Agenda as presented.

Disposition: Carried (7-0)

3. Disclosure of Pecuniary Interest and the General Nature Thereof

None.

4. Presentation

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

6:04 p.m. Nancy Neale and Tina Chitsinde of Watson's and Associates provided Council with an overview of the Water and Wastewater Rate Study process. They reviewed each slide of the presentation in detail, highlighting legislation, rate calculation methodology, historical context, guiding principles, current rates and customer profile, projected growth, capital needs, inflation assumptions and the preliminary rate impacts.

Council had several questions and a lengthy discussion regarding the preliminary rate impacts, pricing for mixed-use vs. single residential units, reimbursement of funds for water usage on fire calls, Grand Cove Estates billing model, and advised further discussion needed prior to making any decisions regarding debt financing. Staff advised that dates would be circulated to Council for a workshop for further discussion.

Motion: 401-2025

Moved: A. Neeb

Seconded: T. Oke

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

Disposition: Carried (7-0)

7:10 p.m. Consultants Neale and Chitsinde left the meeting.

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

Motion: 402-2025

Moved: A. Neeb

Seconded: J. Dietrich

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.

Disposition: Carried (7-0)

8. Councillor Board and Committee Reports

8.1 Grand Bend Area Joint Sewage Board

8.1.1 Minutes of August 1, 2025

8.1.2 Correspondence with Draft 2026 Budget for Council Comment

8.2 Committee of Adjustment - Draft Minutes of October 6, 2025

Motion: 403-2025

Moved: A. Neeb

Seconded: T. Oke

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**

Disposition: Carried (7-0)

9. Staff Reports

9.1 Planning and Building Services

9.1.1 Building and Planning Third Quarter Activity Report

Motion: 404-2025

Moved: J. Dietrich

Seconded: A. Neeb

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

Disposition: Carried (7-0)

9.1.2 Proposed Municipal Roadway - Grand Bend Industrial Park

Council inquired whether there were any sewer services going in at the same time as the road work, and whether the municipality would run into legal challenges that the property owner has mentioned in their supporting correspondence on this agenda. Staff advised that no sanitary work is proposed at this time and could be considered with future development. Staff further advised that the concern with an easement is that it is subject to Owner agreement and is not permanent and that once a road is in municipal ownership, it becomes a public road.

Motion: 405-2025

Moved: M. Dietrich

Seconded: A. Neeb

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.

Disposition: Carried (7-0)

9.1.3 Parkland Dedication By-Law

Staff clarified that this bylaw formalizes the process and provides guidance to staff and developers regarding parkland fees and processes.

Motion: 406-2025

Moved: A. Neeb

Seconded: M. Vaughan

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.

Disposition: Carried (7-0)

9.1.4 Thames Road West Forcemain

Council inquired if this work would take place within an upcoming county project and whether the project would be funded by the developer. Staff advised that County approval would be required to install in their road allowance. Based on the timing of the proposed development and the timing of the County project, it is anticipated that they would not occur at the same time should the forcemain be approved.

Motion: 407-2025

Moved: A. Neeb

Seconded: T. Oke

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.

Disposition: Carried (7-0)

9.2 Fire and Community Services

9.2.1 Jays Care Field of Dreams Funding Program

Motion: 408-2025

Moved: J. Dietrich

Seconded: W McLeod-Haggitt

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.

Disposition: Carried (7-0)

7:25 p.m. General Manager Giberson and Manager Johnston left the meeting.

9.2.2 Fire Prevention Services

Motion: 409-2025

Moved: A. Neeb

Seconded: T. Oke

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.

Disposition: Carried (7-0)

9.3 Operations, Infrastructure and Development

9.3.1 Results of DWQMS External Audit

Motion: 410-2025

Moved: A. Neeb

Seconded: T. Oke

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

Disposition: Carried (7-0)

9.3.2 2025 Downtown PXO Crossing

Staff provided an overview of what will occur on both sides of the street for the crosswalk to be installed. Council agreed to a friendly amendment for the bylaw to be brought back.

Motion: 411-2025

Moved: A. Neeb

Seconded: T. Oke

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

That the by-law be brought back for the required three readings.

Disposition: Carried (7-0)

9.4 General Government Services

9.4.1 Council Expenses as of September 30, 2025

Motion: 412-2025

Moved: A. Neeb

Seconded: M. Vaughan

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

Disposition: Carried (7-0)

9.4.2 Capital Progress Report - September 2025

Motion: 413-2025

Moved: A. Neeb

Seconded: M. Vaughan

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

Disposition: Carried (7-0)

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

Motion: 414-2025

Moved: A. Neeb

Seconded: T. Oke

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

Disposition: Carried (7-0)

- 9.4.4 Application for Tile Drain Loans Provisional Approval

Council inquired about options to advocate for an increase in Tile Drain Loan limits. Staff advised they could speak with MPP Thompson or request a delegation at ROMA.

Motion: 415-2025

Moved: J. Dietrich

Seconded: W McLeod-Haggitt

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.

Disposition: Carried (7-0)

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

Motion: 416-2025

Moved: M. Vaughan

Seconded: A. Neeb

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

Disposition: Carried (7-0)

14. Communications

Items 14.1 and 14.4 were pulled for discussion.

- 14.1 Jared Van Valkengoed - Correspondence - Request for Flashing Stop Signs at Huron Park Road and Highway 4 Corners for Safety

Motion: 417-2025

Moved: W McLeod-Haggitt

Seconded: A. Neeb

That South Huron Council forward the correspondence of Jared Van Valkengoed - Request for Flashing Stop Signs at Huron Park Road and Highway 4 Corners for Safety to the Ministry of Transportation (MTO), and advocates for the proposed safety changes.

Disposition: Carried (7-0)

- 14.2 Kinwin Inc. - Correspondence - Support for Municipal Assumption of Proposed Roadway - Grand Bend Airport Property

- 14.3 Ontario Sheep Farmers - Correspondence - Livestock Predation

- 14.4 Township of Edwardsburgh Cardinal - Resolution - Ontario Community Infrastructure Fund

Motion: 418-2025

Moved: A. Neeb

Seconded: J. Dietrich

That South Huron Council supports the Township of Edwardsburgh Cardinal September 29, 2025 Resolution regarding Ontario Community Infrastructure Fund (OCIF); and

That this supporting resolution and originating correspondence be circulated to the Premier, Minister of Infrastructure, Minister of Municipal Affairs and Housing, Minister of Finance, MPP Thompson, AMO, OSUM, FCM, all Ontario municipalities.

Disposition: Carried (7-0)

14.5 Regional Municipality of Niagara - Resolution - State of Emergency on Mental Health, Homelessness and Addictions

14.6 Township of Stone Mills - Resolution - Electoral Reform

Motion: 419-2025

Moved: A. Neeb

Seconded: W McLeod-Haggitt

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

Disposition: Carried (7-0)

15. Report From Closed Session

16. By-Laws

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

Motion: 420-2025

Moved: J. Dietrich

Seconded: M. Dietrich

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

Disposition: Carried (7-0)

17. Confirming By-Law

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

Motion: 422-2025

Moved: A. Neeb

Seconded: M. Vaughan

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.

Disposition: Carried (7-0)

18. Adjournment

Motion: 423-2025

Moved: J. Dietrich

Seconded: A. Neeb

That South Huron Council hereby adjourns at 7:42 p.m., to meet again on November 3, 2025 at 6:00 p.m. or at the Call of the Chair.

Disposition: Carried (7-0)

George Finch, Mayor

Alex Wolfe, Clerk



Corporation of the Municipality of South Huron

Minutes for the Budget Meeting

Monday, October 27, 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
Julia Warkwick, Director of Finance/Treasurer
Erin Moore, Financial Analyst
Kate Farwell, Deputy Treasurer/Tax Collector
Don Giberson, General Manager of Infrastructure and Development
Jeremy Becker, General Manager of Community and Emergency Services
Scott Currie, Manager of Communications and Strategic Initiatives
Shane Timmermans, Manager of Transportation Services
Alyssa Keller, Manager of Environmental Services
Mike Rolph, Director of Building and Planning Services/Chief Building Official (remote)
Kate Farwell, Deputy Treasurer/Tax Collector
Stacey Jeffery, Manager of Community Relations
Amanda Johnston, Manager of Community Services
Taylor Hodgins, Transportation Services Foreperson
Alex Wolfe, Clerk

1. Meeting Called To Order

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

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

Motion: 424-2025

Moved: A. Neeb

Seconded: J. Dietrich

That South Huron Council approves the Agenda as presented.

Disposition: Carried (7-0)

3. Disclosure of Pecuniary Interest and the General Nature Thereof

None.

4. Introduction, Refresh on Process Under Strong Mayor Powers, and Overview of Budget Impacts and Priorities

CAO Msuya-Collison advised the staff draft budget aims to maintain essential services at Council- approved service levels, fund legislated obligations and safety- critical maintenance first, prioritize infrastructure renewal to reduce future costs and risks, advance Council's strategic priorities through staged, affordable implementation and present options that respect affordability for residents and businesses. She advised of various factors that shaped the staff draft budget, including the threat of tariffs, inflation and construction cost escalation, aging core assets that require consistent reinvestment to avoid costlier failures later, uncertain grant funding opportunities, and growth and changing service expectations which require targeted investments in capacity and customer service.

Director Warwick reviewed each line of the Budget Impacts and Priorities sheet with Council.

Motion: 425-2025

Moved: M. Vaughan

Seconded: W. McLeod-Haggitt

That staff bring a report back to the next budget meeting providing a breakdown on grid steps, benefits, COLA and right-sizing volunteer firefighters for the wages benefits line showing the total cost estimate and 2026 levy impact.

Disposition: Carried (5-2)

Motion: 426-2025

Moved: T. Oke

Seconded: A. Neeb

That South Huron Council recommends to the Mayor that the Huron Shores Area Transit System be funded from the Working Fund Reserve for the 2026 proposed Budget.

Disposition: Carried (7-0)

5. 2026 Staff Draft Budget

Director Warwick advised that the Staff Draft Budget is formatted to match the schedules to previous Budget Adoption By-Laws. She mentioned under the Strong Mayor Power's the budget is deemed adopted following the expiry of the legislative timelines under the Municipal Act, there is no longer an adoption bylaw or adoption resolution.

6. Review of 2026 Operating Supporting Schedules

Council reviewed the operating budget by division in detail. Staff advised the staff draft budget proposed using funds from the OPP stabilization reserve to offset anticipated increase on the levy. The OPP budget has not yet been released, but staff used the maximum fee allowed under legislation to be sure to have it covered. Staff also mentioned that funds are no longer being placed in the OPP stabilization reserve.

Staff clarified that salaries are going up under winter control as changes in recent years provides seasonal workers the option to join the OMERS program

7. Review of 2026 Capital Supporting Schedules

7.1 General Administration

Council discussed the AC replacement at town hall, and inquired about grant opportunities to assist with funding Town Hall's roof replacement as a heritage designated property.

Motion: 427-2025

Moved: T. Oke

Seconded: A. Neeb

That South Huron Council recommends to the Mayor that the 2026-TH-01 - Engineering Services for Roof Replacement - Town Hall

project be funded completely from the Gen. Admin Capital Replacement Reserve for the 2026 proposed budget.

Disposition: Carried (7-0)

7.2 Emergency Services

Staff advised they are waiting on information from the architect to provide an update on the Dashwood Replacement Fire station, and clarified that Bluewater provides funds for equipment, not the facility under the current agreement.

7.3 Health Services (Cemetery)

7.4 Recreation Services

Council discussed the Crediton water heater replacement, SHRC Arena floor upgrading, SHRC concrete work and electric tow behind boom lift. They inquired about funding partnerships with user groups for the sound replacement system, and funding partnership with the County regarding the library floor replacement. Staff advised they have reached out to ABCA regarding the MacNaughton park trail, and clarified the project included in the staff draft budget is just for the municipally owned portion of the trail.

Motion: 428-2025

Moved: J. Dietrich

Seconded: T. Oke

That staff reach out to Huron County for 50% cost sharing for the Library Floor Replacement project 2026-CS-12.

Disposition: Carried (7-0)

8. Adjournment

Motion: 429-2025

Moved: T. Oke

Seconded: J. Dietrich

That South Huron Council hereby adjourns at 5:40 p.m.

Disposition: Carried (7-0)

George Finch, Chair

Alex Wolfe, Clerk

Exeter Business Improvement Area
Minutes for the Exeter Business Improvement Area Meeting

Tuesday, September 30, 2025, 6:00 p.m.
Exeter Public Library
330 Main Street S
Exeter ON

Members Present: Stephanie Vandenburg, Chair
 Janice Brock, Secretary/Treasurer
 Lauryn Marion, Promotions Chair
 Jayme Lamoureux, Director
 Kristyn Darling, Director
 Wendy McLeod-Haggitt, Council Representative

Member Regrets: Kate Rinn, Director

Members Absent: Caroline Hill, BIA Manager

1. Welcome, Call to Order and Land Acknowledgement
2. Approve Amendments to the Agenda as Presented

Moved: S. Vandenburg

Seconded: W. McLeod-Haggitt

That the Exeter BIA Board approve the agenda as presented.

Disposition: Carried

3. Minutes

The Exeter BIA would like to reference the attachment regarding "A Marketing Broker Webinar".

Moved: J. Brock

Seconded: S. Vandenburg

That the Exeter BIA Board adopt the minutes of Sept 9, 2025 with the attached information on A Marketing Broker Webinar.

Disposition: Carried4. Chair's Message

CFIB has reached out to chair about the construction study and impacts of Main Street construction. The Exeter BIA manager to contact out to CFIB about possible 2026 membership and upcoming construction to continue the advocacy.

5. Councillor's Report

Second Link of Main Street construction is going forward for spring of 2026 and council has turned down submitting an application for a grant for the third link at this time from Victoria St. to Sanders St.

Moved: L. Marion

Seconded: S. Vandenbussche

The Exeter BIA accepts the verbal Councillor's report for September 30, 2025 for more information

Disposition: Carried6. Financial Report

6.1 Associate Membership

Exeter BIA confirms associate membership applications and looks forward to more growth over the next year.

Moved: W. McLeod-Haggitt

Seconded: S. Vandenbussche

The Exeter BIA accepts AHS of Exeter, Jayden Mechanical, & Jolt Fitness as Associate Members of the BIA.

Disposition: Carried

6.2 Rental Update

The Exeter BIA continues to explore leasing options and is awaiting a draft lease for potential placement. The Exeter BIA will be terminating current lease for Dec 31, 2025 to consigned with the end of fiscal year and provide 90 Days' notice to both landlord and sublets for Oct 1, 2025.

Moved: S. Vandenbussche

Seconded: J. Brock

The Exeter BIA agrees to terminate current lease and move forward with next steps in searching for a rental agreement for office space.

Disposition: Carried

7. Promotions Report

7.1 Christmas Promo for December

The Exeter BIA Manager will finalize and compile a \$1000 giveaway for shopping in Exeter. Every \$100 in cumulative receipt receives \$10 voucher to use in town between Jan and Feb 28th, 2026. Businesses would redeem voucher as cash and the BIA would replace with \$10 cash.

Moved: J. Lamoureux

Seconded: S. Vandenbussche

The Exeter BIA accepts the verbal information discussed and for a draft of December promotion be compiled for next meeting.

Disposition: Carried

8. Beautification Report

8.1 North End Holiday Banner Update

The Exeter BIA approves the designs and accepts option 4 for holiday banners along North End of Main Street for holiday season.

Moved: L. Marion

Seconded: J. Brock

The Exeter BIA approves North End Banner purchase for the upcoming 2025 Holidays Season.

Disposition: Carried

8.2 Christmas Lights Parkette

Reach out to Exeter Hawks for assistance with the Lights and set-up autograph session for Jingle in the Parkette in Return. Manager to draft an idea of needs for next meeting as lights and finalize budget.

Moved: S. Vandenbussche

Seconded: J. Brock

The Exeter BIA accepts the plan to add Christmas lights to the parkette and manager to provide a drafted quote for purchase.

Disposition: Carried

9. Member Events

The Exeter BIA accepts verbal update on Jack-Lantern-Jamboree event on Oct 25, 2025.

9.1 Jack-O-Lantern Jamboree

BIA Manager will be starting to roll out Pet Costume Parade and Jack-O-Lantern sign-ups. Big Brother Big Sisters will also be participating with an invite out to Exeter Cadets.

Moved: S. Vandenbussche

Seconded: J. Lamoureux

The Exeter BIA accepts the verbal update on Jack-O-Lantern Jamboree event report for September 30, 2025 for more information

Disposition: Carried

9.2 Jingle in the Parkette

3 Dealerships have confirmed their participation and will be encouraged by the community to be stuffed full of non-perishables and toys for the South Huron Connection Center Arc Angels Christmas Hamper. South Huron Community Choir as well as live location by MyFm will be in attendance. BIA Manager to create passport for businesses to get involved similar to Ladies Night with Gift Certificates for participation to be given away.

Moved: J. Brock

Seconded: S. Vandenbussche

The Exeter BIA accepts the verbal update on Jingle in the Parkette event for September 30, 2025 for more information

Disposition: Carried

10. BIA Manager's Report

Currently have 4 locations in town where calendars can be purchased including at the BIA office. Currently sales have the project almost breaking even with 3 months left to sell all 500 calendars. BIA Manager to reach out to grocery stores if interested in having some on hand as well as create a small event to have a Willis Autograph signing of calendars to help promote and sell them.

Moved: L. Marion

Seconded: S. Vandenbussche

That the Exeter BIA Board receives the verbal Manager Report of September 30, 2025 for information.

Disposition: Carried

11. By-Law Review Third and Final Reading

The Exeter BIA approves amendment to BIA Procedural Bylaw No. 2015

Moved: J. Brock

Seconded: W. McLeod-Haggitt

That the Exeter BIA Board gives third and final reading a by-law to Amend BIA Procedural Bylaw No. 2015, governing the calling, place and proceedings of meeting of the Exeter Business Improvement Area.

Disposition: Carried

12. Closed Session

At 7:02PM Caroline Hill left the meeting

Moved: W. McLeod-Haggitt

Seconded: S. Vandebussche

That the Exeter BIA Board proceeds in Closed Session at 7:02PM for the purpose of addressing the following in accordance with subsection 239(2)(d) of the Municipal Act; labour relations or employee negotiations.

Disposition: Carried

13. Report from Closed Session

The Exeter BIA board came out of closed session at 7:28PM. The Exeter BIA Board came to a conclusion regarding the Marketing Performance Incentive for Q2&3.

Moved: J. Brock

Seconded: W. McLeod-Haggitt

The Exeter BIA accepts the information provided and confirms the payout structure for the Marketing Performance Incentive.

Disposition: Carried

14. Non-Director Comments

15. Adjournment

Moved: L. Marion

Seconded: J. Lamoureux

That the Exeter BIA Board adjourn at 7:31PM to meet again at the call of the Chair.

Disposition: Carried

Stephanie Vandebussche, Chair

Janice Brock, Secretary/Treasurer



MINUTES

BUDGET COMMITTEE

Thursday, October 9, 2025

**Ausable Bayfield Conservation Authority Boardroom
Morrison Dam Conservation Area**

DIRECTORS PRESENT

Ray Chartrand, Adrian Cornelissen, Steve Herold, Jaden Hodgins, Dave Jewitt, Dave Marsh, Wayne Shipley, Marissa Vaughan

DIRECTORS ABSENT

Joey Groot

STAFF PRESENT

Andrew Bicknell, Donna Clarkson, Tina Crown, Cassie Greidanus, Abbie Gutteridge, Davin Heinbuck, Brian Horner, Tracey McPherson, Nathan Schoelier

CALL TO ORDER

Chair Ray Chartrand called the meeting to order at 9:30 a.m., welcomed everyone in attendance and read the Land Acknowledgement Statement.

ADOPTION OF AGENDA

MOTION #BD 66/25

**Moved by Steve Herold
Seconded by Jaden Hodgins**

“RESOLVED, THAT the agenda for the October 9, 2025 Board of Directors Budget Committee meeting be approved,”

Carried.

DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest at this meeting or from the previous meeting.

DISCLOSURE OF INTENTION TO RECORD PROCEEDINGS

None.

PROPOSED 2026 BUDGET

General Manager Davin Heinbuck provided an overview of the 2026 budget preparation by staff, as well as the format for the information session. Each department will present the budget for their program and a summary of the individual projects that are proposed for 2026. The five-year forecast will also be presented with the draft budget. Staff prepared the budget with a 2.5% wage increase on the pay grid.

Corporate Services

Davin Heinbuck presented the consolidated Corporate Services budget and provided an overview of the services provided by this department. Corporate Services provides assistance to all departments, the Board of Directors, the Foundation, Land Trust, municipalities and the general public. Two new projects are proposed for 2026. The first is to replace the current underground fuel tanks by the Ausable Bayfield Conservation Authority (ABCA) workshop. At present, these fuel tanks are not leaking, but considering their age and construction, it is recommended that they be replaced with above ground fuel tanks. The second project is to find an IT partner/vendor who will provide managed IT services including networking support, monitoring, and a remote backup with disaster recovery planning. The project will also allow for an assessment of cabling, equipment and internet services to determine the feasibility of a Voice over IP phone system for the future.

Education

Cassie Greidanus, Conservation Education Coordinator, presented the Conservation Education budget. Revenue for providing effective and meaningful outdoor education experiences comes from the municipal levy, program fees, donations, foundations, and fundraising. Staff promote environmental awareness through classroom programs, field trips, day camps, the water safety awareness program, community presentations and special events. 2025 saw the addition of a part-time educator, Julie Stellingwerff, which has helped tremendously for school programming. There were also increased day camps, which allowed for more revenue generated. Staff plan to continue with increased day camps in 2026. Staff also will continue to apply for various grant opportunities, which will help subsidize programming.

Floodplain Management

Andrew Bicknell, Water and Planning Manager, with help from Davin Heinbuck, presented the four main components of the floodplain management program. They include the maintenance of 16 erosion control projects, 7 flood control projects, the flood forecasting and warning system and the Port Franks ice management project. Since 1996 the Ministry of Natural Resources (MNR) has provided a 50% grant toward three of the projects; however, for 2026 the MNR funding will only cover 17.6% of the actual program cost. In 2026, staff propose that a Dam Safety Assessment should be completed for both Parkhill Dam and Morrison Dam. Staff will apply to the MNR for a grant under the WECl program, which would cover 50% of the project. The remaining 50 % would come from the Category 1 Operating Levy, as well as the Special Benefitting Levy. 2026 will also see the completion of the Watershed Hydrology Model, which was a phased project over three years.

Other ongoing projects include the annual monitoring of channel configuration in the Ausable River Cut, as well as the Armstrong West Erosion Control project.

Drinking Water Source Protection

Andrew Bicknell presented the Drinking Water Source Protection budget. There are no levy dollars allocated to the Drinking Water Source Protection budget. The Province funds ongoing mandatory implementation responsibilities for Source Protection Authorities. The implementation body for each source protection policy coordinates implementation costs. The current approved budget is in place until March 2027, at which time staff will submit another 3-year workplan and budget to the Ministry of Environment, Conservation and Parks.

By agreement, ABCA delivers Risk Management Services for eight municipalities. These agreements are in place until December 2026.

Environmental Monitoring

Davin Heinbuck, Andrew Bicknell, Tracey McPherson, GIS/IT Supervisor, and Nathan Schoelier, Stewardship, Conservation Lands and Education Manager, presented Environmental Monitoring and the Planning and Regulations program project factsheets and budgets. In some cases, funds are deferred to meet the funder's year end. Nathan Schoelier explained that some projects are fully funded through other partners, but that the project levy contribution often leverages other sources of funding, some substantial, to undertake environmental and monitoring projects. An example of one such program is the Ausable River Recovery project. There are no new projects proposed for 2026. Ongoing and phased projects include the C.A Maps Project, Core Dataset Update and Maintenance, Water Monitoring (including Provincial programs and local programs), Drain Review and Fisheries, Low Water Response, Spills Response, Healthy Watersheds projects and Ausable Bayfield River Stewardship. The GIS and IT related projects support all staff in the day-to-day work of the conservation authority.

Property Management

Nathan Schoelier, Stewardship, Conservation Lands and Education, noted that the ABCA owns 3667 hectares of land across and includes management areas, conservation forests, agricultural land, as well as conservation areas. These lands contribute to the health of the watershed by promoting forest cover, surface and groundwater protection, flood control, aquatic species and wildlife habitat and community well-being. Property management revenue is generated from timber harvests, farmland rental and the Parkhill CA campground lease, and offsets the cost of property taxes, insurance, risk management inspections and property maintenance. In 2026, a phased project, updating ABCA Managed Forest plans, is slated to begin in 2026 and carry into 2027. Most ABCA land is taxed at a reduced rate under the Managed Forest Tax Incentive Program, and taxes are not paid on a small portion of land that qualifies for the Conservation Land Tax Incentive Program (CLTIP). Periodically, these Managed Forest plans need to be updated and resubmitted. The phased invasive species management project is scheduled to continue in 2026. The funds for this project

allow staff to continue managing species such as phragmites and giant hogweed, but also allow staff to manage several new invasive species populations annually.

Recreation Services

Nathan Schoelier explained that some ABCA owned properties are conservation areas that provide recreation areas for municipal residents and tourists. These properties are valued by the community and provide areas for exercise, education and increase property values of nearby properties. The routine maintenance of facilities at conservation areas is carried out by ABCA employees. Revenue is generated by gate fees at Rock Glen Conservation Area, which have remained elevated since the pandemic, hunting passes and community donations. Two projects are proposed for 2026. The first is a phased project that will update the conservation area management plans in accordance with the Conservation Lands Strategy. In 2026 staff plan to update the management plans for Bannockburn Conservation Area and Clinton Conservation Area. The second project is for conservation area major maintenance, including the replacement of a boardwalk at Morrison Dam Conservation Area, the rehabilitation of an accessible trail at Rock Glen Conservation area, as well as the replacement of several hydro line poles at Rock Glen Conservation area, which supply power to the gatehouse, museum and washroom.

Private Land Stewardship

Nathan Schoelier reviewed the private land stewardship budget wherein staff provide one-on-one technical advice, site visits, and assistance with paperwork in connecting landowners with cost-share funding to maximize grants for their stewardship projects. ABCA staff aim to help complete at least 100 projects each year and typically do more. Expenses in the stewardship program are offset with tree sales, providing tree planting plans, phragmites management spraying and forest management plans for clients. Pending funding, some of the cost share programs that may support projects include the Huron Clean Water Project, Forests Canada, Lambton County Stewardship Program, Perth County Stewardship Program, the Habitat Stewardship Program and Resilient Agricultural Landscapes. At present, it is unlikely that a stewardship program will run in Middlesex in 2026, but staff are glad to see the addition of both the Perth and Lambton programs. Less than 10 percent of the department budget is from the operating levy.

Vehicles and Equipment

Nathan Schoelier presented the vehicle and equipment motor pool budget. There is no operating levy required for the vehicle and equipment budget as the revenue received when charging mileage and equipment rates to the users' programs offsets expenses. Nathan reminded the Directors that at the September 18, 2025 Board of Directors meeting, a policy was passed that ties ABCA's mileage rate to the Federal rate. Additionally, a 2.5 percent increase was used on all other equipment. The tall grass prairie seeder that was to be purchased in 2025 had to be delayed due to unforeseen circumstances; however, the funds were deferred to make the purchase in 2026. The 2026 budget also includes the capital purchase of a pickup truck to replace a truck that is currently in the motor pool fleet.

Operating Levy – Category 3

Davin Heinbuck presented the proposed operating levy for Category 3 projects for 2026 at \$168,057 as compared to \$172,616 in 2025. This includes ongoing, phased, and new projects proposed for 2026. The Operating Levy – Category 3 dollars will be leveraged with other sources of funding to undertake projects totaling \$1,148,149.

Operating Levy – Category 1

The Operating Levy for Category 1 programs proposed for 2026 total \$1,383,516 in comparison to \$1,304,605 in 2025.

Proposed 2026 Budget

Staff prepared the budget using a pay grid with an increase of 2.5% for cost of living. There was some discussion about developing a future policy for the cost of living increase. Davin Heinbuck also presented the fee schedule. As part of the Conservation Authorities Act Update, there is still a freeze on fees related to permitting and regulations, so these remain the same as 2025, 2024 and 2023. The combined Operating Levies (Categories 1 and 3) and Capital Levy total \$1,591,667 (6.30 per cent increase) as compared to \$1,497,226 in 2025. Davin reminded the directors that not every program area is sustained by levy dollars, and that levy dollars leverage further funding from other sources.

Davin also presented the five-year forecast, noting that in the five-year forecast the initial budget for 2026 was a 19.70 per cent increase over 2025, but through staff discussion, the increase was decreased to 6.30 per cent. In addition, the Capital Levy of \$40,095 accounts for just under a 1.26 per cent increase within the total combined levy.

There was general consensus that Board members would be more comfortable with a budget increase in 2026 closer to 4.00 per cent over 2025, and asked if staff could investigate some ways to bring the budget down to that percentage increase.

MOTION #BD 67/25

“RESOLVED, THAT staff review the Proposed 2025 Budget and investigate options to bring the overall budget increase to approximately 4%.

Carried by Consensus.

Further direction and discussion will be held at the next Board meeting on October 23, 2025.

NEW BUSINESS

None

ADJOURNMENT

The meeting was adjourned by Wayne Shipley at 12:50 p.m.

Ray Chartrand
Acting Chair

Abigail Gutteridge
Corporate Services Coordinator

DRAFT



File: F.6

October 24, 2025

Rebekah Msuya-Collison
Municipality of South Huron
P.O. Box 759, 322 Main St. S.
Exeter, ON, N0M 1S6

Adelaide Metcalfe

Bluewater

Central Huron

Huron East

Lambton Shores

Lucan Biddulph

Middlesex Centre

North Middlesex

Perth South

South Huron

Warwick

West Perth

Re: Proposed 2026 Budget and Municipal Levies and Notice of Meeting

The Ausable Bayfield Conservation Authority (ABCA) Board of Directors and Staff are pleased to provide you with a copy of its proposed 2026 Budget and Municipal Levies for your information. In 2026, the ABCA will leverage each local dollar to bring in almost three additional dollars for conservation activities. All member municipalities, watershed residents and the local economy will benefit.

As part of each year's budget process, staff prepare a 5-year forecast of projects and review those in consideration of the immediate need and economic conditions. ABCA's staff's original recommendation as presented at the 2026 Budget Information Session held on October 9, included a levy increase of 6.3 percent or \$94,401 for 2026. This included priority projects combined with existing programs and projects. At that time, the ABCA Board of Directors asked staff to investigate prioritizing projects to get the levy increase down to 4 percent for 2026.

The proposed increase in 2026 for the combined operating levy is 3.93 percent or \$58,769. The actual change for individual municipalities will vary based on the Modified Current Value Assessment formula used by the Province.

Enclosed are the following reports:

- Proposed 2026 Combined Levy by Municipality
- Proposed Special Benefitting Levy Summary
- Consolidated 2026 Budget with and without the Drinking Water Source Protection Program
- Revenue & Expenditure charts
- Levy Apportionment Analysis
- Proposed Schedule A to include with Current Cost Apportioning Agreement

Notice is hereby given pursuant to the Approval of Apportionment under subsections 25(1) and 27(1) of the Act and Amounts owing under subsection 27.2(2) of the Act. It is the Board of Directors intention to finalize and approve the budget and levy at its **December 18, 2025**

October 24, 2025

Page 2 of 2

meeting at 2:30 p.m. at the Ausable Bayfield Conservation Authority Administration Centre (71108 Morrison Line, R.R. 3, Exeter, Ontario, N0M 1S5).

Along with your representative, I and/or Brian Horner, Financial Services Manager, would be pleased to attend and review the proposed budget at a council meeting.

Sincerely,



Davin Heinbuck
General Manager/Secretary Treasurer

Encl.

cc: Julia Warwick, Marissa Vaughan

2026 Proposed Combined Levy by Municipality

Oct 9, '25, Oct 23 '25

Municipality	2024 MCVA %	2025 MCVA %	2024 Combined Levy	2025		2025 Combined Levy	2026 MCVA %	2026			2026		2026 Capital Levy	2026	
	Apportionment	Apportionment		Operating Levy	Capital Levy			Operating Levy		Total Operating Levy		Total Combined Levy			
								Category 1 Projects	Category 3	Amount	%	Amount		%	
Adelaide Metcalfe	2.2945	2.2773	\$ 33,055	\$ 33,641	\$ 456	\$ 34,097	2.2408	\$ 25,913	\$ 4,290	\$ 3,766	\$ 33,969	0.98%	\$ 898	\$ 34,868	2.26%
Bluewater	21.7837	21.7204	\$ 313,821	\$ 320,858	\$ 4,354	\$ 325,212	21.6421	\$ 250,274	\$ 41,436	\$ 36,371	\$ 328,081	2.25%	\$ 8,677	\$ 336,759	3.55%
Central Huron	3.4411	3.404	\$ 49,573	\$ 50,285	\$ 682	\$ 50,967	3.3739	\$ 39,017	\$ 6,460	\$ 5,670	\$ 51,146	1.71%	\$ 1,353	\$ 52,499	3.01%
Huron East	4.6473	4.56	\$ 66,950	\$ 67,361	\$ 914	\$ 68,275	4.58	\$ 52,964	\$ 8,769	\$ 7,697	\$ 69,430	3.07%	\$ 1,836	\$ 71,266	4.38%
Lambton Shores	17.051	17.0988	\$ 245,640	\$ 252,587	\$ 3,427	\$ 256,015	17.0728	\$ 197,434	\$ 32,688	\$ 28,692	\$ 258,813	2.47%	\$ 6,845	\$ 265,659	3.77%
Lucan Biddulph	6.0056	6.1156	\$ 86,518	\$ 90,341	\$ 1,226	\$ 91,567	6.1808	\$ 71,476	\$ 11,834	\$ 10,387	\$ 93,697	3.72%	\$ 2,478	\$ 96,175	5.03%
Middlesex Centre	8.4398	8.5528	\$ 121,586	\$ 126,344	\$ 1,714	\$ 128,058	8.601	\$ 99,464	\$ 16,468	\$ 14,454	\$ 130,386	3.20%	\$ 3,449	\$ 133,835	4.51%
North Middlesex	11.6841	11.5482	\$ 168,324	\$ 170,592	\$ 2,315	\$ 172,907	11.6499	\$ 134,722	\$ 22,305	\$ 19,578	\$ 176,605	3.52%	\$ 4,671	\$ 181,277	4.84%
Perth South	0.1912	0.191	\$ 2,754	\$ 2,821	\$ 38	\$ 2,860	0.1879	\$ 2,173	\$ 360	\$ 316	\$ 2,848	0.96%	\$ 75	\$ 2,924	2.24%
South Huron	18.6177	18.7868	\$ 268,211	\$ 277,523	\$ 3,766	\$ 281,288	18.7375	\$ 216,685	\$ 35,875	\$ 31,489	\$ 284,049	2.35%	\$ 7,513	\$ 291,562	3.65%
Warwick	0.4685	0.462	\$ 6,749	\$ 6,825	\$ 93	\$ 6,917	0.4596	\$ 5,315	\$ 880	\$ 772	\$ 6,967	2.09%	\$ 184	\$ 7,152	3.39%
West Perth	5.3756	5.2833	\$ 77,442	\$ 78,046	\$ 1,059	\$ 79,105	5.2736	\$ 60,985	\$ 10,097	\$ 8,863	\$ 79,945	2.43%	\$ 2,114	\$ 82,059	3.73%
TOTAL	100.00	100.00	\$ 1,440,622	\$ 1,477,221	\$ 20,045	\$ 1,497,266	100.00	\$ 1,156,423	\$ 191,461	\$ 168,056	\$ 1,515,940	2.62%	\$ 40,095	\$ 1,556,035	3.93%

Ausable Bayfield Conservation Authority Proposed Special Benefiting Levy Summary for

2026

Municipality of South Huron

Cost Sharing Agreement for Maintenance of Flood Control Structures						South Huron Total
		Annual Maintenance		Reserve Costs		Flood Control Cost Share
		Total Cost	Municipal Share	Total to Reserve	Municipal Share	
4201 Morrison Dam		12,079	7,512	4,000	3,000	10,512
4203 Parkhill Dam		69,291	2,016	6,000	210	2,226
Total		\$81,370	\$9,528	\$10,000	\$3,210	\$12,738

Cost Sharing Agreement for Maintenance of Erosion Control Structures						South Huron Total Erosion Control Cost Share
		Annual Maintenance		Reserve Costs		
		Total Cost	Municipal Share	Total to Reserve	Municipal Share	
4113 Walker Drain		2,068	1,148	1,000	667	1,815
4114 Exeter River Gabions		929	692	250	225	917
Total		\$2,997	\$1,840	\$1,250	\$892	\$2,732

Projects		Total Cost			South Huron Total Project Cost share
Morrison Dam Safety Review		15,395			5,773
Parkhill Dam Safety Review		21,660			379
Total		\$37,055			\$6,152

Total Special Benefiting	\$21,622
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Fiscal 2025 \$16,115

Ausable Bayfield Conservation Authority
Proposed 2026 Budget

Oct. 9 '25, Oct 23 '25

Account	2025 Budget	2025 Est Actual	2026 Budget	Difference	Change
				Difference	
				Between 2026 &	
ABCA 2026 Budget - Consolidated					
REVENUE					
Revenue from Operations					
Grants and Contributions	\$1,352,596	\$1,984,810	\$1,377,652	\$25,056	1.9%
Operating Levy - Category 1	\$1,128,581	\$1,128,578	\$1,156,423	\$27,843	2.5%
Operating Levy - Category 1 Projects	\$176,025	\$176,023	\$191,461	\$15,436	8.8%
Operating Levy - Category 3	\$172,616	\$172,616	\$168,056	(\$4,560)	-2.6%
Capital Levy	\$20,045	\$20,048	\$40,095	\$20,050	100.0%
Levy, Special Benefit	\$93,961	\$93,961	\$92,965	(\$996)	-1.1%
Levy, Special Benefit, WECI	\$0	\$0	\$13,895	\$13,895	0.0%
Rental	\$60,587	\$68,790	\$68,480	\$7,893	13.0%
Conservation Area User Fees	\$142,600	\$167,697	\$162,600	\$20,000	14.0%
Sales & Service	\$832,080	\$960,903	\$913,354	\$81,274	9.8%
Donations	\$1,000	\$12,773	\$0	(\$1,000)	-100.0%
Interest	\$79,000	\$74,440	\$78,201	(\$799)	-1.0%
Sundry	\$0	\$75	\$0	\$0	0.0%
Deferred from Prior Year	\$1,088,885	\$1,277,076	\$1,330,461	\$241,576	22.2%
From Reserve	\$250,937	\$292,929	\$180,528	(\$70,409)	-28.1%
TOTAL REVENUE	\$5,398,913	\$6,430,719	\$5,774,172	\$375,259	7.0%
EXPENSES					
Purchased Services	\$450,824	\$381,589	\$500,224	\$49,399	11.0%
Advertising	\$8,283	\$9,520	\$9,388	\$1,105	13.3%
Memberships, Dues, Licenses	\$63,509	\$65,199	\$65,348	\$1,839	2.9%
Maintenance & Repair	\$25,395	\$37,339	\$47,198	\$21,803	85.9%
Property Taxes	\$55,000	\$52,000	\$55,000	\$0	0.0%
Office Operations	\$138,418	\$140,706	\$137,536	(\$882)	-0.6%
Rental	\$12,320	\$13,064	\$13,688	\$1,368	11.1%
Staff Development	\$31,682	\$29,796	\$40,919	\$9,237	29.2%
Travel Costs	\$20,100	\$22,187	\$23,034	\$2,934	14.6%
Utilities	\$43,146	\$45,051	\$45,585	\$2,440	5.7%
Vehicles & Field Equipment	\$122,845	\$118,958	\$115,185	(\$7,660)	-6.2%
Program	\$693,437	\$900,094	\$616,881	(\$76,556)	-11.0%
Board of Director's	\$26,477	\$33,199	\$25,750	(\$727)	-2.7%
Wages & Benefits	\$3,010,561	\$3,046,059	\$3,202,331	\$191,770	6.4%
Capital Purchases	\$114,502	\$141,998	\$92,760	(\$21,742)	-19.0%
Amortization	\$160,621	\$166,340	\$160,845	\$224	0.1%
Deferred to Future Year	\$505,789	\$1,330,461	\$728,034	\$222,245	43.9%
To Reserves	\$76,624	\$77,880	\$55,313	(\$21,311)	-27.8%
TOTAL EXPENDITURE	\$5,559,533	\$6,611,439	\$5,935,018	\$375,485	6.8%
Surplus/(Deficit)	(\$160,621)	(\$180,719)	(\$160,846)	(\$226)	0.1%

Ausable Bayfield Conservation Authority

Proposed 2026 Budget

Oct. 9 '25, Oct 23 '25

Account	2025 Budget	2025 Est Actual	2026 Budget	Difference	Change
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Difference Between 2026
& 2025 Budgets

ABCA 2026 Budget - Excluding Drinking Water Source Protection

REVENUE

Revenue from Operations

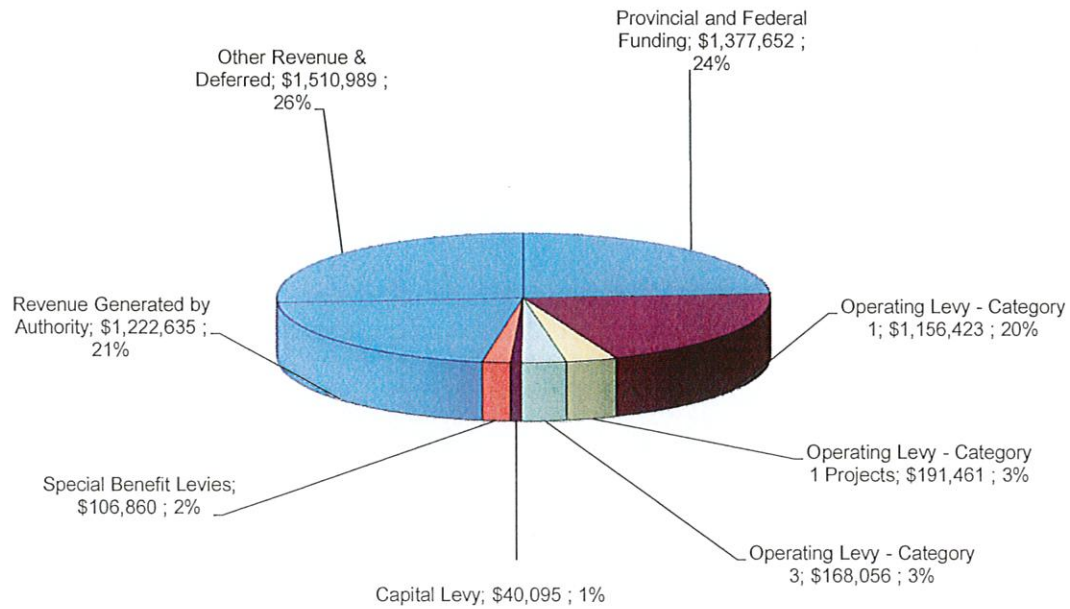
Grants and Contributions	\$994,171	\$1,626,385	\$1,012,354	\$18,182	1.8%
Operating Levy - Category 1	\$1,128,581	\$1,128,578	\$1,156,423	\$27,843	2.5%
Operating Levy - Category 1 Projects	\$176,025	\$176,023	\$191,461	\$15,436	8.8%
Operating Levy - Category 3	\$172,616	\$172,616	\$168,056	(\$4,560)	-2.6%
Capital Levy	\$20,045	\$20,048	\$40,095	\$20,050	100.0%
Levy, Special Benefit	\$93,961	\$93,961	\$92,965	(\$996)	-1.1%
Levy, Special Benefit, WECl	\$0	\$0	\$13,895	\$13,895	0.0%
Rental	\$60,587	\$68,790	\$68,480	\$7,893	13.0%
Conservation Area User Fees	\$142,600	\$167,697	\$162,600	\$20,000	14.0%
Sales & Service	\$832,080	\$960,903	\$913,354	\$81,274	9.8%
Donations	\$1,000	\$12,773	\$0	(\$1,000)	-100.0%
Interest	\$78,000	\$70,629	\$74,314	(\$3,686)	-4.7%
Sundry	\$0	\$75	\$0	\$0	0.0%
Deferred from Prior Year	\$1,002,134	\$1,182,344	\$1,220,964	\$218,830	21.8%
From Reserve	\$250,937	\$292,929	\$180,528	(\$70,409)	-28.1%
TOTAL REVENUE	\$4,952,737	\$5,973,751	\$5,295,490	\$342,753	6.9%

EXPENSES

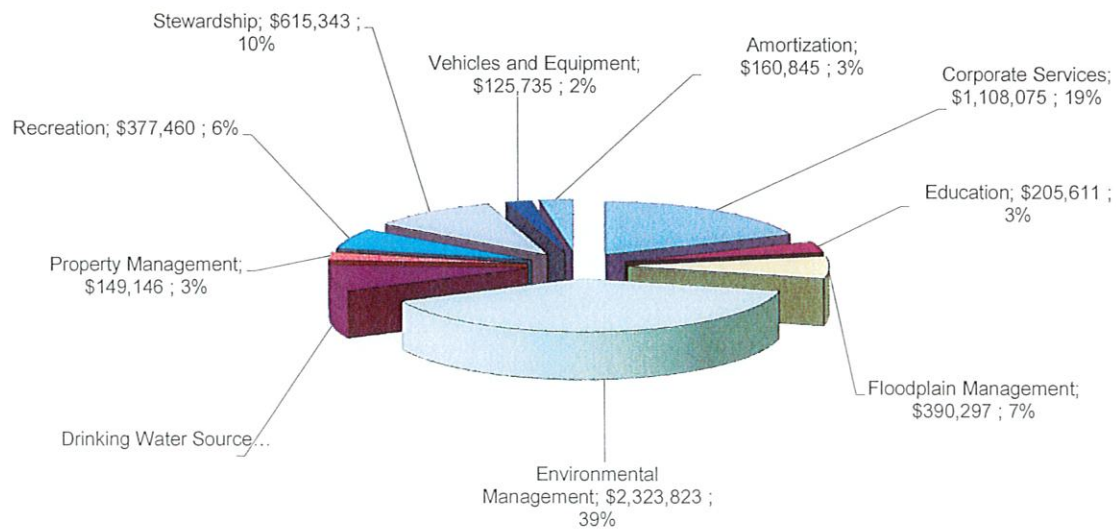
Purchased Services	\$421,624	\$354,850	\$472,841	\$51,217	12.1%
Advertising	\$7,483	\$8,720	\$8,568	\$1,085	14.5%
Memberships, Dues, Licenses	\$63,509	\$64,775	\$64,914	\$1,404	2.2%
Maintenance & Repair	\$25,395	\$37,339	\$47,198	\$21,803	85.9%
Property Taxes	\$55,000	\$52,000	\$55,000	\$0	0.0%
Office Operations	\$116,398	\$119,163	\$115,455	(\$943)	-0.8%
Rental	\$3,780	\$4,266	\$4,671	\$890	23.6%
Staff Development	\$28,982	\$28,596	\$39,689	\$10,707	36.9%
Travel Costs	\$16,100	\$18,287	\$19,036	\$2,936	18.2%
Utilities	\$41,296	\$43,421	\$43,914	\$2,619	6.3%
Vehicles & Field Equipment	\$121,345	\$117,010	\$113,188	(\$8,157)	-6.7%
Program	\$692,637	\$899,294	\$616,061	(\$76,576)	-11.1%
Board of Director's	\$12,537	\$20,499	\$12,733	\$196	1.6%
Wages & Benefits	\$2,718,861	\$2,779,069	\$2,900,422	\$181,561	6.7%
Capital Purchases	\$114,502	\$141,998	\$92,760	(\$21,742)	-19.0%
Amortization	\$160,621	\$166,340	\$160,845	\$224	0.1%
Deferred to Future Year	\$436,663	\$1,220,964	\$633,730	\$197,067	45.1%
To Reserves	\$76,624	\$77,880	\$55,313	(\$21,311)	-27.8%
TOTAL EXPENDITURE	\$5,113,357	\$6,154,470	\$5,456,336	\$342,979	6.7%

Surplus/(Deficit)	(\$160,621)	(\$180,719)	(\$160,846)	(\$226)	0.1%
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2026 Revenue Budget - \$5,774,172



2026 Expense Budget - \$5,935,017



Ausable Bayfield Conservation Authority
 Levy Apportionment Analysis
 Values Determined by MNR (MECP) - Based on Data provided by MPAC

<u>Year</u>	<u>%</u>	<u>Current Value Assessment Provided by MNRF in the ABCA Watershed</u>		<u>CVA Based %</u>	<u>Proposed Combined Levy</u>	<u>Overall Increase (Decrease)</u>	
	<u>In Watershed</u>	<u>Municipality</u>	<u>\$ Amount</u>			<u>\$</u>	<u>%</u>
2022	92	South Huron	1,698,633,649	18.6981%	255,936		
		Other Municipalities	7,385,886,020	81.3019%	1,112,843		
		Total	9,084,519,669	100.00%	1,368,779		
2023	92	South Huron	1,713,486,738	18.6205%	261,190	5,254	2.05%
		Other Municipalities	7,488,670,017	81.3795%	1,141,512	28,669	2.58%
		Total	9,202,156,755	100.00%	1,402,702	33,923	2.48%
2024	92	South Huron	1,751,985,059	18.6177%	268,210	7,020	2.69%
		Other Municipalities	7,658,358,207	81.3823%	1,172,412	30,900	2.71%
		Total	9,410,343,266	100.00%	1,440,622	37,920	2.70%
2025	92	South Huron	1,796,832,834	18.7868%	281,288	13,078	4.88%
		Other Municipalities	7,767,522,629	81.2132%	1,215,978	43,566	3.72%
		Total	9,564,355,463	100.00%	1,497,266	56,644	3.93%
2026	92	South Huron	1,816,451,075	18.7375%	291,563	10,275	3.65%
		Other Municipalities	7,877,728,583	81.2625%	1,264,472	48,494	3.99%
		Total	9,694,179,658	100.00%	1,556,035	58,769	3.93%

Schedule A – Category 3 Programs and Services Requiring Municipal Financial Support Through Cost Apportioning

SERVICE AREAS

Through subsection 21.1.2 of the *Conservation Authorities Act*, Conservation Authorities (CAs) are empowered to provide programs and services it determines are advisable to further the purposes of the Act, to municipalities through an agreement. The Act defines these programs as Category 3.

The following ABCA Category 3 service areas are core components of integrated watershed management and have been provided for decades. They are in the ABCA Community Conservation Strategy (2011) and Watershed Management Strategy (2015) and have become valued by the watershed community. These programs and services are funded by a variety of sources: municipal levy, self-generated (user fees, donations, foundations etc.) as well as provincial and federal funding.

Financial summary of Category 3 programs requiring municipal funding support

Financial Summary of Category 3 Programs	Year 2026
Total Program Cost	\$1,148,149
Federal/Provincial Contribution	\$335,419
Self-Generated Revenue	\$644,673
Total Municipal Apportionment for this program	\$168,057
Municipality of South Huron Apportionment	\$31,489

SERVICE AREA: WATERSHED AND SUB-WATERSHED STRATEGIES AND PROJECTS

Program description: Created for a drainage area, plans incorporate information on current watershed conditions and identify measures to protect, conserve and restore the watershed. Plans address natural hazard issues and recommends mitigation impacts from potential future land uses. The ABCA also facilitates community-based watershed strategies.

Program details: The ABCA works with communities to develop and implement subwatershed strategies. Activities include: community engagement and objective setting, supporting protection, enhancement and restoration activities, monitoring and evaluating actions. Note:

Natural hazard considerations will be incorporated when the current plans are reviewed and updated.

Current plans include Ausable River Action Plan, Old Ausable Channel Management Plan, Main Bayfield Watershed Plan, and Bayfield North Watershed Plan. The ABCA supports local communities in addressing their ecosystem interests and issues with strategies that have smaller and more relevant watershed boundaries.

In the Natural Heritage Systems Implementation Phase, the ABCA incorporates natural heritage information particularly around wetlands to develop planning and regulatory strategies to mitigate downstream natural hazards.

Note: Watershed planning related to natural hazards is a Category 1 program.

Financial Information

Watershed & Subwatershed Strategies & Projects	Year 2026
Total Program Cost	\$274,945
Federal/Provincial Contribution	\$250,945
Self-Generated Revenue	Nil
Total Municipal Apportionment for this program	\$24,000
Municipality of South Huron Apportionment	\$4,497

SERVICE AREA: ENVIRONMENTAL MONITORING AND RESEARCH

Program Description: Groundwater and surface water sites are monitored for a variety of indicators to support flood forecast and warning, low water response, watershed report cards, watershed plans, and stewardship project prioritization. Service Area 2 provides significant information to help guide municipal decision making and implement their legislated responsibilities. The program is a partnership of the municipal, provincial and federal governments and community organizations.

Program Details: Surface water quality monitoring is completed at nine sites in West Perth, Bluewater, Central Huron, Lambton Shores, and North Middlesex (in addition to Provincial Water Quality Monitoring Network), Lake Huron nearshore water monitoring at area beaches, edge-of-field monitoring at Huronview Demonstration Farm near Clinton, benthic monitoring at

30 sites across the watersheds. When appropriate, staff will respond to local spills events at the request of Ministry of Environment, Conservation and Parks, municipalities and citizens.

The main method of reporting on local watershed conditions is through the Watershed Report Card. The ABCA watershed is divided into 16 subwatersheds. Measuring increases understanding of the watershed, focuses efforts and tracks progress. The next Watershed Report Card is scheduled to be released in 2027.

Municipalities and citizens can receive data on local water quality conditions upon request. For some programs, data are available on line.

Note: These monitoring sites are in addition to the Provincial Water Quality and Groundwater Monitoring Network that have sites in West Perth, Huron East, South Huron, Central Huron, Bluewater, Lucan Biddulph, Middlesex Centre and North Middlesex. Biomonitoring stations for fish and indicators of river health are located in all Municipalities.

Financial Information

Environmental Monitoring & Research	Year 2026
Total Program Cost	\$52,250
Federal/Provincial Contribution	\$8,250
Self-Generated Revenue	\$Nil
Total Municipal Apportionment for this program	\$44,000
Municipality of South Huron Apportionment	\$8,244

SERVICE AREA: WATERSHED STEWARDSHIP AND RESTORATION

Program Description: The stewardship and restoration program has three key components: one-on-one technical assistance to watershed landowners, connecting landowners with cost-share funding, and tree planting. Projects will reduce the risk to life and property from natural hazards, protect water quality and quantity, improve forest conditions, increase biodiversity and make the watersheds more resilient to climate change. The program is delivered throughout the watersheds. Projects benefit the site and downstream communities.

Program Details: Staff will work with property owners to implement Best Management Practices to mitigate flood and erosion hazards, improve and protect water quality, restore floodplains and river valleys, reduce nutrient contamination, restore and enhance wetlands to

reduce flooding peaks and augment low flow, manage terrestrial non-native invasive species, protect groundwater, and improve aquatic species at risk habitat. Staff apply for and manage external funding, promote private land stewardship, provide technical advice and project technical design assistance.

Coordinating the Watershed Stewardship and Restoration program with the Environmental Monitoring and Research program allows for stewardship project prioritization. Prioritizing projects connects landowners with additional cost-sharing funding to best meet the needs of the community, and the environment, and leverages the contributions of local funds with other programs.

Financial Information

Watershed Stewardship & Restoration	Year 2026
Total Program Cost	\$615,343
Federal/Provincial Contribution	\$76,224
Self-Generated Revenue	\$498,541
Total Municipal Apportionment for this program	\$40,578
Municipality of South Huron Apportionment	\$7,603

SERVICE AREA: CONSERVATION EDUCATION AND COMMUNITY OUTREACH

Program Description: Education and outreach programs increase knowledge and awareness in children and adults about local environmental issues, watersheds, ecosystems and conservation actions people can implement on their lands. Programs are linked to ABCA priorities.

Program Details: Staff provide curriculum-based education programs for elementary and secondary students. These programs focus on local watersheds, ecosystems, and environmental issues. Programs take place at schools (indoors and outdoors), field trips and through online learning.

Education and outreach programs and community events help achieve the objectives of the conservation authority. These programs are open to people of all ages.

Financial Information

Education & Outreach	Year 2026
Total Program Cost	\$205,661
Federal/Provincial Contribution	Nil
Self-Generated Revenue	\$146,132
Total Municipal Apportionment for this program	\$59,479
Municipality of South Huron Apportionment	\$11,145



Corporation of the Municipality of South Huron

Heritage Advisory Committee

Minutes

Wednesday, October 15, 2025, 5:30 p.m.

Olde Town Hall - Verity Room

Members Present: Aaron Neeb, Member
William Dinney, Member
Donna Voerman, Member
Jess Gill, Member
Isaac Moore, Chair

Member Regrets: Susan Jones, Member

Staff Present: Alex Wolfe, Clerk
Kendra Webster, Legislative & Licensing Coordinator

Others Present: Heather Dunlop (remote)

1. Call to Order

Chair Moore called the meeting to order at 5:33 p.m.

2. Agenda

Motion: 15-2025

Moved: William Dinney, Member

Seconded: Jess Gill, Member

That the Heritage Advisory Committee approves the Agenda as amended to allow Heather Dunlop to provide a delegation at Item 5.1.

3. Disclosure of Pecuniary Interests and the General Nature thereof

3.1 J. Gill - Application to Repeal Heritage Designation By-Law 23-1993

Jess Gill, Member declared a conflict on this item. (I have provided client services as a real estate professional to the applicant of the repeal, regarding the subject property, with a potential of an ongoing representative/client relationship.)

I, Jess Gill, hereby declare a potential (deemed/direct/indirect) declaration of interest in accordance with section 5 of the Municipal Conflict of Interest Act to Council Agenda Item No. 5.5, Item: Application to Repeal Heritage Designation By-Law 23-1993. The nature of my interest is as follows: I have provided client services as a real estate professional to the applicant of the repeal, regarding the subject property, with a potential of an ongoing representative/client relationship.

4. Minutes

Motion: 16-2025

Moved: Aaron Neeb, Member

Seconded: Jess Gill, Member

That the Heritage Advisory Committee adopts the minutes of April 9, 2025 as printed and circulated.

Disposition: Carried

5. Business to be Discussed

5.1 Heather Dunlop - Correspondence - Benjamin Elliot House Demolition

5:37 p.m. Heather Dunlop provided the committee with some information regarding the history of the Benjamin Elliot House. She noted the house has remained in good condition and has historic and architectural value.

5:53 p.m. Member Voerman joined the meeting.

The committee discussed the heritage value of the property located at 565 Main Street South in detail. They noted the property has architectural, cultural and contextual value. Chair Moore shared a draft letter of correspondence and description of cultural heritage value and heritage attributes with the committee, and the group discussed providing these to Council.

6:50 p.m. Heather left the meeting.

Motion: 17-2025

Moved: Jess Gill, Member

Seconded: Donna Voerman, Member

That the Heritage Advisory Committee receives the delegation of Heather Dunlop regarding the Benjamin Elliot House Demolition.

Disposition: Carried

Motion: 18-2025

Moved: Aaron Neeb, Member

Seconded: Donna Voerman, Member

**That the Heritage Advisory Committee forwards the attached correspondence and appendix to Council; and
That the Heritage Advisory Committee recommends the following to Council;**

- **That an immediate motion be made to list the Benjamin V Elliot House (565 Main Street South, Exeter) property on the Municipal Heritage Register; and**
- **That a motion be made to initiate the designation process for the Benjamin V Elliott House (565 Main Street South, Exeter) as designation will provide long-term protection for this important community heritage asset and ensure its preservation for future generations as part of South Huron's built heritage.**

Disposition: Carried

5.2 Local Property Owners Interested in Designation

The committee advised that they have been in discussions with property owners about the designation process for their properties.

5.3 Barn Preservation Information Event

The committee advised that there will be a Barn Preservation Information Event held on April 13, 2026, from 6:00 p.m. to 7:00 p.m. Committee members continue to work out details.

5.4 Stephen Township Arena - Truss Repair

Motion: 19-2025

Moved: William Dinney, Member

Seconded: Jess Gill, Member

That the Heritage Advisory Committee has no concerns with the repairs required to the wood trusses at the Stephen Arena (69625 Airport Line, Huron Park), as indicated in the Structural Analysis of the Stephan Area Rink Arena Trusses report, prepared by BM Ross, dated September 26, 2025, so long as the attributes of the trusses are maintained, where possible.

Disposition: Carried

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

J.Gill declared a conflict on this item. (I, Jess Gill, hereby declare a potential (deemed/direct/indirect) declaration of interest in accordance with section 5 of the Municipal Conflict of Interest Act to Council Agenda Item No. 5.5, Item: Application to Repeal Heritage Designation By-Law 23-1993. The nature of my interest is as follows: I have provided client services as a real estate professional to the applicant of the repeal, regarding the subject property, with a potential of an ongoing representative/client relationship.)

The committee discussed the request to repeal the heritage designation By-Law 23-1993. Chair Moore and Member Neeb have been in contact with the owner to discuss their request. The Committee will discuss further at the next meeting.

5.6 Heritage Insurance Information

The committee discussed concerns regarding the high rates of insurance that some heritage-designated property owners are experiencing. The committee members shared conversations they have had with their own providers and are going to do some research on this topic to bring back for the next meeting.

6. Correspondence

7. Other Business

Staff advised the committee that the heritage plaques were expected to be ready at the end of October.

Member Voerman advised that she has found a vendor to print the heritage photos for display in the South Huron Recreation Centre. Member Gill volunteered to take photographs of the properties.

8. Adjournment

Motion: 20-2025

Moved: William Dinney, Member

Seconded: Aaron Neeb, Member

That the Heritage Advisory Committee hereby adjourns at 7:36 p.m., to meet again on November 12 at 5:30 p.m. or at the Call of the Chair.

Disposition: Carried

Isaac Moore, Chair

Kendra Webster, Recording Secretary



I, Jess Gill, hereby declare a pecuniary interest to Council / Committee

Agenda Item No.: 5.5, Item Title: Application to Repeal Heritage Designation By-Law 23-1993,

the general nature thereof being :

had provided client services as a real estate professional to the applicant of the repeal, regarding

the subject property, with a potential of an ongoing representative/client relationship.

Date: October 15, 2025

Member Signature: Jess Gill

**Municipality of South Huron
Heritage Advisory Committee**
Wednesday, October 15, 2025

To:

Mayor and Members of Council
Municipality of South Huron

From:

Heritage Advisory Committee for the Municipality of South Huron

Subject:

Recommendation for Designation – Benjamin V. Elliott House

Dear Mayor Finch and Members of Council,

The South Huron Heritage Advisory Committee is writing in response to correspondence received from **Ms. Heather Dunlop**, which was forwarded to the Committee by Council regarding the potential **designation of the Benjamin V. Elliott House** under the *Ontario Heritage Act*.

Under our mandate, the Committee's role is to **advise and make recommendations at the request of Council** and as defined in our **Terms of Reference**, specifically:

1. **Fulfilling the statutory role pursuant to Section 28 of the Ontario Heritage Act** to advise and assist Council on all matters relating to:
 - a. the designation of individual properties (Part IV), or heritage conservation districts (Part V); and
2. **Researching, evaluating, and identifying properties and areas** that may deserve protection by maintaining an inventory of listed properties of cultural heritage value or interest.

Committee Review and Findings

In accordance with these responsibilities, the Committee reviewed the correspondence and undertook research and evaluation of the **Benjamin V. Elliott House** against the criteria for determining cultural heritage value or interest as outlined in **Ontario Regulation 9/06**.

Our findings confirm that the property possesses significant cultural heritage value under all three categories of assessment:

- **Design/Physical Value:** The house is an excellent and well-preserved example of Italianate domestic architecture, featuring symmetrical massing, hipped roof,

decorative bracketed eaves, and fine yellow brick masonry characteristic of prosperous 19th-century Ontario residences.

- **Historical/Associative Value:** The dwelling is directly associated with **Benjamin V. Elliott**, one of Exeter's earliest businesspeople and professionals at the time of its incorporation in 1873. As noted in the *Exeter Times-Advocate* (November 12, 1931), Elliott was regarded as "a man of remarkable personality," and his home stands as a tangible representation of Exeter's early development and civic leadership.
- **Contextual Value:** The property is a **visual landmark**, situated prominently within a mature treed setting. Its scale, orientation, and landscaped grounds contribute meaningfully to the community's rural and historical character in the Main Street *Historic Core* district.

Recommendation to Council

Based on our evaluation, the Heritage Advisory Committee finds that the **Benjamin V. Elliott House meets or exceeds the criteria** for designation under **Part IV of the Ontario Heritage Act**.

Accordingly, the Committee **recommends to Council** that:

- 1) An **immediate motion be made to list** the property on the **Municipal Heritage Register**.
- 2) A **motion be made to initiate the designation process** for the **Benjamin V. Elliott House**. Designation will provide long-term protection for this important community heritage asset and ensure its preservation for future generations as part of South Huron's built heritage.

Respectfully submitted,
South Huron Heritage Advisory Committee

Isaac Moore
Chair, South Huron Heritage Advisory Committee
Municipality of South Huron

Attachment:

*Description of Cultural Heritage Value and Description of Heritage Attributes,
Benjamin V. Elliott Home (DRAFT)*

The Ontario Heritage Act R.S.O. 1990, Chapter c.O 18

Description of Cultural Heritage Value and Description of Heritage Attributes
 Benjamin V. Elliott House, 565 Main Street South
 Exeter, Ontario
 Municipality of South Huron

Benjamin V. Elliott House

Description of Property

The Benjamin V. Elliott House is a two-storey yellow brick residence built in the late 1800s located on a spacious, treed lot within the Municipality of South Huron. Set well back from the road and framed by mature trees, the property includes a stately two storey brick home, a circular drive and landscaped grounds that reinforce its prominence and estate-like character.

Statement of Cultural Heritage Value or Interest

1. Design or Physical Value

The Benjamin V. Elliott House is a unique, excellent and well-preserved example of **Italianate domestic architecture**, a style popular in Ontario in the latter half of the nineteenth century, but not often reflected in local architecture, which makes this home particularly special. The house's **symmetrical façade** and **hipped roof** reflect the formality and proportion associated with the Italianate style.

Constructed of **locally produced yellow brick**, the dwelling exhibits **fine masonry craftsmanship**. The roofline is accentuated by **deep overhanging eaves with decorative wooden brackets**, while the **arched dormer windows** add visual interest and complexity to the façade.

The central front entrance creates a sense of balance and grandeur consistent with Italianate design ideals. The tall, narrow windows, paired with the low-pitched hipped roof and bracketed cornice, give the structure an elegant vertical emphasis. Despite later sympathetic additions, the residence **retains a high degree of integrity in form, materials, and detail**, demonstrating the craftsmanship and design sophistication typical of prosperous Ontario homes of the late 19th century.

2. Historical or Associative Value

The property holds historical and associative value through its connection to **Benjamin V. Elliott**, one of Exeter's earliest businesspeople and professionals during the town's formative years following its incorporation in 1873, serving as Exeter's original solicitor. Elliott was recognized for his entrepreneurial leadership, contributing significantly to the community's early growth and prosperity.

As noted in the Exeter Times-Advocate (November 12, 1931), Elliott was remembered as "a man of remarkable personality" whose professional and personal life exemplified the industrious character of Exeter's pioneering citizens. The house he commissioned stands as a testament to his success and status within the developing town and offers insight into the social and economic aspirations of Exeter's early elite.

3. Contextual Value

The Benjamin V. Elliott House holds contextual value as a **prominent visual landmark** within the local landscape. Situated amid mature trees on an expansive lot, the property's scale, formal layout, and refined architectural detailing distinguish it as a focal point within its surroundings.

Its orientation, setback, and well-maintained grounds contribute to the **heritage character of the broader area**, and its enduring presence continues to define and support the historical identity of Exeter's built environment. The house's commanding position and dignified form make it an important symbol of the community's 19th-century prosperity and architectural heritage.

Heritage Attributes

Key heritage attributes that embody the property's cultural heritage value include:

- The **two-storey, rectangular form** and **hipped roof** configuration
- The **locally-sourced yellow brick masonry construction**
- The **deep overhanging eaves** with **ornamental wooden brackets**
- The **arched dormer windows** integrated into the roofline
- The **symmetrical front façade** with central entryway
- The **original masonry detailing** and evidence of craftsmanship in materials and construction
- The **central, ornate chimney** and roof profile
- The **landscape setting**, including the broad setback from the road, circular driveway, and mature trees that frame the building
- The property's **visual prominence and landmark character** within its context

Summary

The Benjamin V. Elliott House is of design, historical, and contextual significance under Ontario Regulation 9/06 of the Ontario Heritage Act. It is valued as a well-preserved example of Italianate residential architecture, for its association with one of Exeter's earliest and respected citizens, and for its role as a defining visual landmark in the community's cultural landscape.



**Branch 167
Exeter**

16 Oct.2025

**The Royal Canadian Legion
Exeter Branch 167**

316 William St
Exeter On N0M 1S6
519-235-2962
Exeterlegion.ca

Municipality of South Huron
Attention : Alex Wolfe-Clerk
awolfe@southhuron.ca

The Royal Canadian Legion Br 167 (Exeter) asks for council approval in having our annual Remembrance Sunday Cenotaph Service at the cenotaph on Sunday, November 9, 2025.

The parade will form up at the Exeter Legion at 9:45 am sharp and will march to the cenotaph for the laying of the wreaths. After the service the parade will return to the Legion.

We would like the area of Main Street from Gidley Street to Sanders Street to close off during the marching on and the cenotaph service. Approximate time frame of 9:45 am to 11:00 am.

Any further questions or concerns, please feel free to contact me.

Barb Willard
Poppy Committee Chair (519-318-5200)
Royal Canadian Legion Br. 167 Exeter
barb.willard@exeterlegion.ca

**MUNICIPALITY OF
SOUTH HURON**

OCT 16 2025

PER _____



Alexandra Marine and General Hospital
 120 Napier Street
 Goderich, ON N7A 1W5
 T: 519-524-8323 | F: 519-524-8504

South Huron Hospital
 24 Huron Street West
 Exeter, ON N0M 1S2
 T: 519-235-2700 | F: 519-235-3405

Town Council Brief

Subject: Strengthening Physician Recruitment

Prepared for: South Huron Council

Date: October 6, 2025

Purpose

To update the Council on the urgent need to enhance physician recruitment efforts and recommend the establishment of a \$50,000 interest-free housing loan program to attract family doctors to our community.

Background

Physician shortages are being felt across Ontario, particularly in small and mid-sized municipalities. Recruitment has become increasingly competitive due to aging populations, physician retirements, and a limited pipeline of new graduates choosing to practice in non-urban settings.

Without sufficient primary care coverage, residents experience longer wait times, increased emergency department visits, and poorer health outcomes, ultimately impacting community well-being and economic vitality.

Competitive Landscape

Other municipalities are aggressively competing for a limited pool of physicians. Many are offering comprehensive recruitment packages, including:

- Housing incentives (down payment assistance, relocation grants)
- Spousal employment support
- Lifestyle perks and community integration
- Access to modern clinical infrastructure
- Financial signing bonuses and student loan forgiveness

Unless we adopt similarly compelling strategies, we risk being outpaced by neighbouring communities.

Importance of Incentives

Non-monetary incentives (such as professional networking, community integration, and flexible work arrangements) remain critical. However, in today's market, monetary support is no longer optional—it is an expected part of recruitment negotiations and have become decisive in recruitment efforts.

Some of the benefits offered at HHS include, but are not limited to:

- Northern Rural Recruitment and Retention Initiative (NRRRI) of \$84,851 (as of April 2024)
- 6 months rent-free clinic space in the medical clinic (value of \$10,000)

- Moving expenses up to \$10,000

Recommendation

To strengthen our recruitment offering, it is recommended that Town Council:

1. Establish a \$50,000 interest-free loan fund for newly recruited family physicians to support home purchases within the community.
2. Structure the loan such that:
 - o It is interest-free over a set term (e.g., 5 years)
 - o It is forgivable in full or part if the physician remains in the community beyond the term
 - o If the physician relocates before the term ends, the town retains the right to reclaim the loaned amount, with the home serving as collateral

Expected Benefits

- Enhances the town's competitiveness in physician recruitment.
- Supports long-term retention through local homeownership.
- Demonstrates community commitment to healthcare access and quality of life.
- Offers a cost-effective solution compared to the economic and service disruption of prolonged physician vacancies.

Next Steps

- Council approval of a \$50,000 allocation to establish the loan program
- Collaboration with legal counsel to finalize loan structure and terms
- Partnership with the local hospital/clinic to integrate this offering into recruitment packages

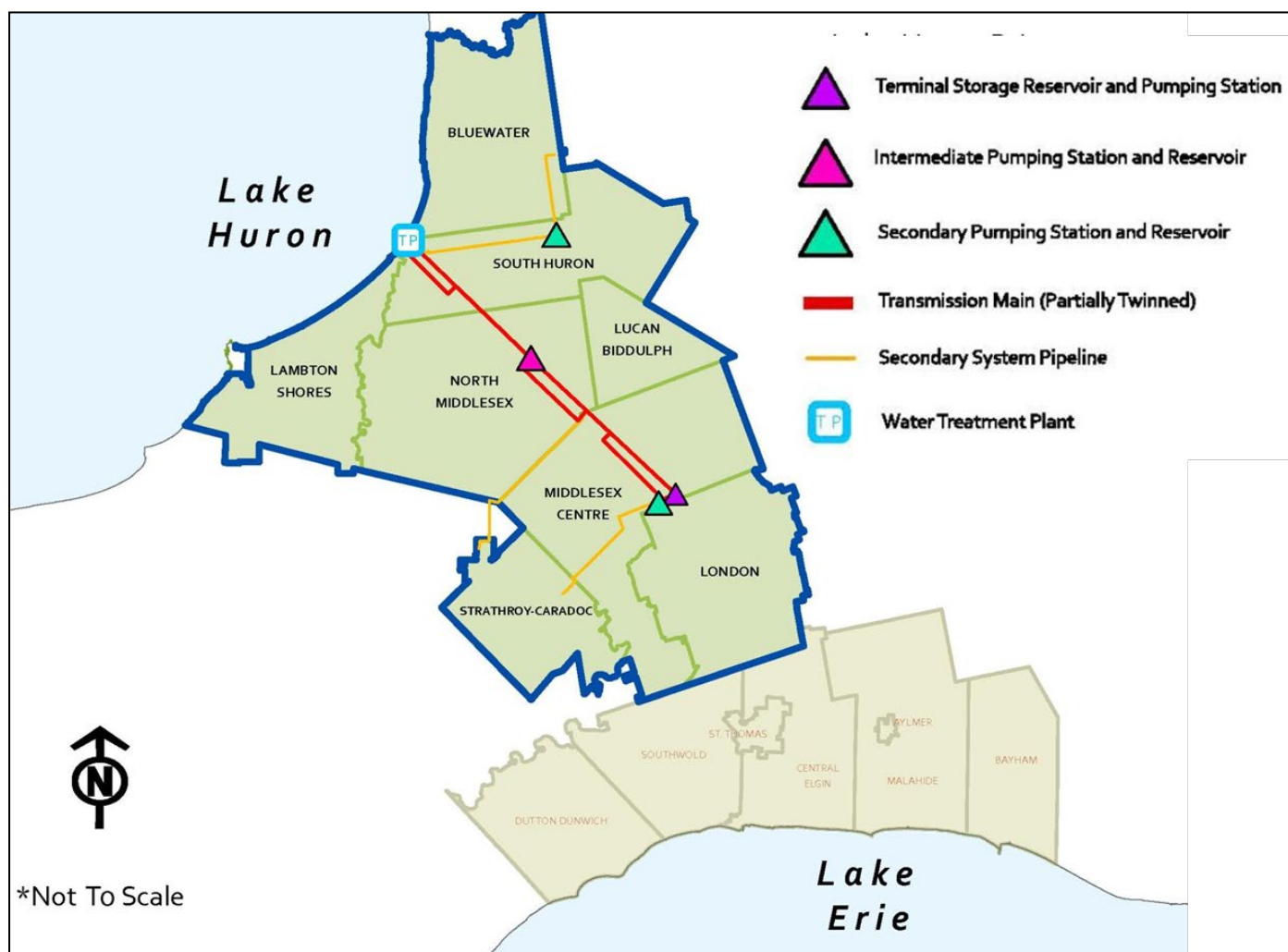
Conclusion

Recruiting physicians is no longer a passive process. It requires proactive, creative, and competitive strategies. By offering a housing loan incentive, we can position South Huron as a serious contender for top medical talent and ensure our residents continue to receive the healthcare they deserve.



Lake Huron Primary Water Supply System Notice of Master Plan

The Lake Huron Primary Water Supply System (LHPWSS), through its consultant AECOM, has completed a Municipal Class Environmental Assessment (MCEA) Master Plan study to develop and assess a range of water servicing strategies to accommodate near, mid and long-term future growth, while maintaining the reliability and sustainability of the utility. See Map for existing infrastructure and member municipalities.



The Study documented existing conditions, water demand forecasts, water modelling, and engaged the general public, agencies and Indigenous Communities to provide recommendations for the regional water system to address system growth and infrastructure needs to maintain levels of service.

The Process

This study was undertaken in accordance with the Ontario Environmental Assessment Act following Approach #1 of the Municipal Engineers Association MCEA (as amended in February 2024) Master Planning process, which ends at the completion of Phase 1 and 2 of the MCEA process, providing a basis for future investigations for Schedule B and C projects. A Master Plan report has been prepared to detail the work completed and the recommended projects and studies that may be implemented over the 20-year planning period to the year 2046.

An electronic copy of the Master Plan report is available for a 30-day public review between October 28th and November 28th 2025, at:

<https://www.huronelginwater.ca/lake-huron-primary-water-supply-system-master-plan/>

How to get Involved

The Lake Huron Primary Water Supply System invites anyone with an interest in the study to review the Master Plan report and provide feedback. To provide feedback or request more information please contact us at:

Marcy McKillop, P.Eng.

Environmental Services Engineer
Regional Water Supply
Lake Huron and Elgin Area Primary Water
Supply Systems
235 North Centre Road, Suite 200
London ON, N5X 4E7
Tel: 519-930-3505 x4976
Email: mmckillop@huronelginwater.ca

Paul Adams, CPT

Environmental Planner,
AECOM Canada ULC.
250 York Street, Suite 410
London ON, N6A 6K2
Tel: 519-636-6448
Email: paul.adams2@aecom.com

Comments and questions can be received until November 28th 2025.

The personal information submitted in relation to this Master Plan is collected under the authority of the *Municipal Act*, 2001, S.O. 2001, c.25 and will be reviewed to provide subsequent Master Plan study development, communications and events. With the exception of personal information, all comments will form part of the public record for this Master Plan in accordance with the Municipal Class Environmental Assessment, which is a planning process approved under Ontario's *Environmental Assessment Act*.

Questions about this collection should be addressed to Marcy McKillop, Environmental Services Engineer at 235 North Centre Road, Suite 200, London, ON N5X 4E7. Tel: 519-930-3505 ext. 4976, email: mmckillop@huronelginwater.ca



MUNICIPALITY OF
SOUTH HURON

October 10th, 2025

OCT 27 2025

Municipality of South Huron
322 Main Street South
Exeter, ON N0M 1S6
Canada

PER _____

Dear Municipality of South Huron,

As Christmas approaches, we are reminded of the joy and warmth the season brings—family gatherings, traditions, and the comfort of knowing we belong. But for many children and families in our community, the holidays can be a time of stress, isolation, and uncertainty rather than celebration.

Your generosity can help make Christmas better for a family in need. With your support, we can ensure that every family in Huron County has a meal on the table and gifts under the tree. Your donation allows us to provide gift cards to local grocery and toy retailers. Together, we can bring light to families who might otherwise be left in the dark this holiday season.

Last year, the Huron County Christmas Bureau provided gifts for over 1370 children—**that's roughly 1-in-10 children aged 0-18 in Huron County**. As the cost of living in rural regions continues to climb, more families are finding it difficult to meet their basic needs, making extra expenses, such as Christmas presents, impossible to afford. This Christmas, we invite you to share the true spirit of giving. Every donation—whether big or small—makes a meaningful difference for families in need in Huron County. When you give, you are not only helping to brighten their Christmas, but also reminding families that they are not alone, and that they live in a community that cares.

Please consider making your donation today. With your kindness, we can deliver the hope and joy of Christmas to families in need in Huron County.

Wishing you and your loved ones peace and joy this Christmas,

Katrina Clarke
Executive Director
Rural Response for Healthy Children
226-699-0707 ext. 101
kclarke@rrhc.on.ca

Real help, right here, right now... For families that need it most.

🎄 **Community Christmas for ALL – You're Invited to Make a Difference!** 🎄

As the holiday season approaches, the spirit of giving and togetherness fills the air. At **West Coast Active Living**, we're thrilled to announce our upcoming **Community Christmas for ALL** celebration, happening on **December 10, 2025**, in the **late afternoon and evening** at the **South Huron Rec Centre**.

This festive gathering will feature traditional holiday fare, joyful entertainment, and—most importantly—a chance to share warmth and cheer with our entire community.

To bring this vision to life, we're reaching out to generous hearts like yours. Here's how you can help:

- ☐☐ **Volunteer** to prepare food in your organization's certified kitchen
- ❤️ **Sponsor a child, family, or senior** with a financial gift
- ☐☐ **Purchase tickets:** \$10 for children under 14, \$20 for ages 14 and up
- 🎵 **Support entertainment** by sponsoring holiday music or performances
- ✨ **Spread the word** among friends, family, and organizations

Your contribution—big or small—will help us create a truly inclusive and joyful celebration. We're partnering with other local nonprofits to ensure **no one is left out** of this special event.

📱 **Connect with us:**

Find us on **Facebook**, or reach out via **email or text 630-2891** to learn how you can **sponsor or be sponsored**.

Let's come together to make this season unforgettable for everyone in our community!

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Harmony Spivey
40298 Huron St E
Exeter, ON
N0M 1S1

Oct. 28, 2025

Mayor George Finch and South Huron Council
The Municipality of South Huron
322 Main Street South
Exeter, ON
N0M 1S6

Subject: The preservation of the Benjamin V. Elliott House (565 Main Street S) and a future fundraising initiative for its purchase.

Dear Mayor Finch and South Huron Council:

I write to you as someone of the "millennial" generation who grew up in Exeter/South Huron and who cares very deeply about the fate of the Benjamin V. Elliott House, which was built over a century and a half ago in 1861.

Our world is in crisis: One only has to glance at the news to understand the devastating consequences of unchecked money and profit-driven decision making in matters as diverse as our climate and energy sources, to the production and sale of weapons of war, to the opioid crisis, to the forces driving the type of urban planning that benefits the rich at the expense of future generations and the preservation of local culture.

As mentioned, this profits-first spirit is especially true in urban or town planning, where the parties purchasing properties in order to make significant profits are often non-local and are already often members of the "1%" or close to it.

What is needed more than ever in our world and in our local communities is balance and long-term thinking in our decision making. The Benjamin V. Elliott House and its grounds ought to be considered in a balanced, future-focused manner when it comes to development. I believe that a local fundraising effort to offer the residents of South Huron the opportunity to play a role in preserving this property and deciding collectively on a beneficial use of all it has to offer is needed before a sale to big city developers, who have no real "skin in the game" when it comes to our municipality's future, is allowed to plough ahead.

I implore Mayor Finch and the South Huron Council to acknowledge the consequences to the people of South Huron if this property is erased from our municipality. Let us not be a victim of the spirit of our times, which favours the unfettered pursuit of wealth by the very few at the expense of the vast majority. We must not destroy our municipality's most beautiful example of 19th century Canadian architecture: We are being exploited by forces that care for little else but the unbridled amassing of wealth.

To this end, I am prepared to join with other conscientious and concerned citizens and council members to design a fundraising campaign to purchase this home and create a non-profit initiative within in: one that will benefit every member of South Huron. In addition to creating something beneficial to the community on this land, the preservation of this historic mansion will add to the value of every other property in South Huron, both now and in the future. The potentials for the property are beyond exciting, and I for one am ready to start fundraising once council thinks beyond dollar signs and recognizes the irreplaceable value of this property IN ITS CURRENT STATE. It is a known fact that South Huron/Exeter does not need condominiums, and certainly not at the expense of our collective heritage.

Thank you for your consideration and for recognizing that "millennials" in South Huron care too! Our children deserve to partake in the beauty of our past: This is more important than lining the pockets of a faceless, big city developer who has nothing to lose by destroying our heritage.

I look forward to hearing from you on this matter, and I thank you for your time and your service to our community.

Yours Sincerely,

Harmony Spivey
40298 Huron St E
Exeter, ON
N0M 1S5

[REDACTED]

[REDACTED]

Municipality of South Huron (town of Exeter)

Dear George Finch and Councilors

I'm writing on behalf of many concerned citizens regarding the preservation of Exeter's heritage. Bill 23's push for a large condo complex threatens our historic buildings and lacks vital green space and parking. These buildings are irreplaceable, and their loss would diminish our town's unique character. We urge you to prioritize heritage conservation over development and seek solutions that respect our town's legacy.

Sincerely,

Willam Dinney

37 Waterloo Street,

Exeter, Ontario



Dear Mayor Finch and Councillors

I have noticed ongoing correspondence, re the concern for rezoning and demolition of the Benjamin Elliott House, on the corner of Waterloo and London Road (#4).

It is my understanding that the developer plans to build a 5-6-storey apartment building.

On Sept 15, Council forwarded the correspondence to the Heritage Committee.

Is the council prepared to accept the recommendations of the Heritage Committee, or is this just stalling the designation?

Regards Maureen Cole

Municipality of South Huron

Mayor and Members of Council

Dear Council,

I am proud to be a resident of the municipality of South Huron, a community rich in history with beautiful homes and buildings of historic value.

The Benjamin V. Elliott House located in the historic zone of Exeter (565 Main St. S, Exeter SH), built in 1861 by the first lawyer in the area is a prime example of a home with cultural and heritage value. It would be a shame to see this home demolished, only to be replaced by a 5 or 6 story apartment/condo building with no green space.

I feel that The Benjamin V Elliot house is worthy of historic designation and saving by council.

I strongly urge council to take action to preserve this historic home.

Signed

Joan Morgan

Joan Morgan

Date:

Oct 26 2025

Municipality of South Huron

Mayor and Members of Council

Dear Council,

I am proud to be a resident of the municipality of South Huron, a community rich in history with beautiful homes and buildings of historic value.

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Signed Anne Kernick Anne Kernick

Date: Oct 26, 2015

Municipality of South Huron

Mayor and Members of Council

Dear Council,

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Signed Janis Richardson (Janis Richardson)

Date: Oct 26/25

Municipality of South Huron

Mayor and Members of Council

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I strongly urge council to take action to preserve this historic home.

Signed

Amy Parsons
Oct 26/25

Date:

Amy Parsons

Municipality of South Huron

Mayor and Members of Council

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Signed

Helen Kadey
Oct 26/25

Date:

Helen Kadey

Municipality of South Huron

Mayor and Members of Council

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Signed Sharon D. Lynn

Date: 10/26/25

Sharon Lynn

Municipality of South Huron

Mayor and Members of Council

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Signed Judith Parker
Judith Parker

Date: 10/26/25

Municipality of South Huron

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I strongly urge council to take action to preserve this historic home.

Signed Sharon Passmore Date: 10/26/25
Sharon Passmore

Municipality of South Huron

Mayor and Members of Council

Dear Council,

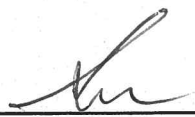
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Signed



Date:

S. Wedlake.

Municipality of South Huron

Mayor and Members of Council

Dear Council,

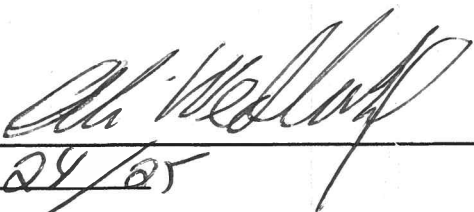
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I strongly urge council to take action to preserve this historic home.

Signed



Date:

Oct 24/05

Allison Wedlake.

Municipality of South Huron

Mayor and Members of Council

Dear Council,

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The Benjamin V. Elliott House located in the historic zone of Exeter (565 Main St. S, Exeter SH), built in 1861 by the first lawyer in the area is a prime example of a home with cultural and heritage value. It would be a shame to see this home demolished, only to be replaced by a 5 or 6 story apartment/condo building with no green space.

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I strongly urge council to take action to preserve this historic home.

Signed

Mark Livermore

Oct 23/25

Date:

Mark Livermore

Municipality of South Huron

Mayor and Members of Council

Dear Council,

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I strongly urge council to take action to preserve this historic home.

Signed Laura Bowerman
Oct. 24/25

Date:

Municipality of South Huron
Mayor and Members of Council

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I strongly urge council to take action to preserve this historic home.

Signed


10/14/25

Date: /

Dan Groves.

Municipality of South Huron

Mayor and Members of Council

Dear Council,

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I strongly urge council to take action to preserve this historic home.

Signed

Dianne Skinner Oct 24/25

Date:

Municipality of South Huron
Mayor and Members of Council

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I feel that The Benjamin V Elliot house is worthy of historic designation and saving by council.

I strongly urge council to take action to preserve this historic home.

Signed Dale Skurmer

Date: Oct 24 20

Municipality of South Huron

Mayor and Members of Council

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I strongly urge council to take action to preserve this historic home.

Signed

Jean Skinner

Date:

Oct. 24/25

Municipality of South Huron

Mayor and Members of Council

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I strongly urge council to take action to preserve this historic home.

Signed

Donna Tenney

Date:

Oct 21/25

Donna Tenney

Municipality of South Huron

Mayor and Members of Council

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I strongly urge council to take action to preserve this historic home.

Signed

Janet Weido

Oct 27/25.

Date:

Janet Weido

Municipality of South Huron

Mayor and Members of Council

Dear Council,

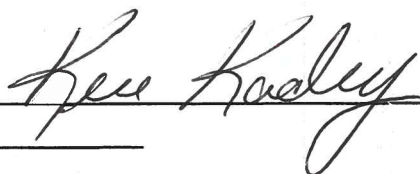
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I strongly urge council to take action to preserve this historic home.

Signed



Date:

Oct 26/2025

Ken Kadey

clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

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Signed Jamie Monteith Clark Date: Oct. 24/25

clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

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Signed Joan M Shipton Date: Oct. 24, 2025

clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

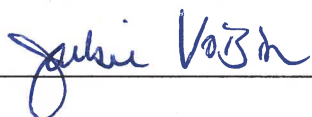
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clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

Dear Council,

I am proud to be a resident of the municipality of South Huron, a community rich in history with beautiful homes and buildings of historic value.

The Benjamin V Elliot House located in the historic zone of Exeter (565 Main St. S, Exeter SH), built in 1861 by the first lawyer in the area is a prime example of a home with cultural and heritage value. It would be a shame to see this home demolished, only to be replaced by a 5 or 6 story apartment/condo building with no green space.

I feel that The Benjamin V Elliot house is worthy of historic designation and saving by council.

I strongly urge council to take action to preserve this historic home.

Signed Joan Bell Date: Oct 24/25

clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

Dear Council,

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Signed M Douglas Date: Oct 24/25

clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

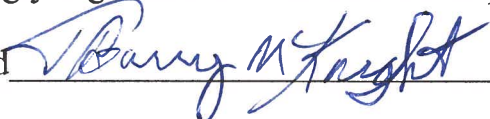
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I strongly urge council to take action to preserve this historic home.

Signed  Date: Oct 26/25

clerk@southhuron.ca gfinch@southhuron.ca aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

Dear Council,

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I strongly urge council to take action to preserve this historic home.

Signed Garb Beretta Oct 27/15 Date:

NOV 3/15

clerk@southhuron.ca gfinch@southhuron.ca aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

Dear Council,

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I strongly urge council to take action to preserve this historic home.

Signed

Wendy Bedard 08/28/2015 Date:

clerk@southhuron.ca gfinch@southhuron.ca aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

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Signed Jan Vanderbloa Oct 26, 2025 Date:

clerk@southhuron.ca gfinch@southhuron.ca aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

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I strongly urge council to take action to preserve this historic home.

Signed

Lorae Turnbull

Date:

Oct 25/20

clerk@southhuron.ca gfinch@southhuron.ca aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

Dear Council,

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I strongly urge council to take action to preserve this historic home.

Signed Ana Marie Cook Oct. 24/25 Date:

clerk@southhuron.ca gfinch@southhuron.ca aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

Dear Council,

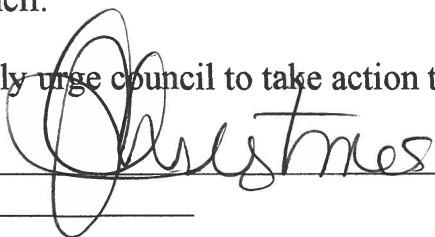
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I strongly urge council to take action to preserve this historic home.

Signed



Date:

24 Oct 25

clerk@southhuron.ca gfinch@southhuron.ca aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

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I strongly urge council to take action to preserve this historic home.

Signed Barbara Stein Oct 27/25 Date:
Nov 3/25

clerk@southhuron.ca gfinch@southhuron.ca aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

TO: MAYOR GEORGE FINCH AND COUNCIL

Dear Council,

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Signed Wayne Blum Oct 24/25 Date:

clerk@southhuron.ca gfinch@southhuron.ca aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

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Signed Anthony Chappel Oct 24/2025 Date:

clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

TO: MAYOR GEORGE FINCH AND COUNCIL

Municipality of South Huron

Mayor and Members of Council

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Signed Marie Jacques Date:
Oct 27/25

clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

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I strongly urge council to take action to preserve this historic home.

Signed Harmony Spivey Date:
Oct 25, 2025

Council meeting NOV. 03 at 6:00
Town Hall

clerk@southhuron.ca gfinch@southhuron.ca aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

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Signed Johanna Upskall Date:
Oct/25/25

Council Meeting NOV. 03 at 6:00

Town Hall

clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

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Signed Debbie Clapole Date: OCT 25 / 2025

Council meeting NOV. 03 at 6:00

Town Hall

clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

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Council meeting NOV. 03. at 6:00

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gfinch@southhuron.ca

aneeb@southhuron.ca

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Signed  Christa Royal Date:
Oct. 25/25

Council meeting Nov. 03 at 6:00

Town Hall

clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

Municipality of South Huron

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Signed Dona Regis Date: Oct 25/25

Council meeting Nov. 03 at 6:00

Town Hall

clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

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Signed Alyn Joy Patriarca Date: Oct. 25, 2025

Council meeting NOV. 03 at 6:00

Town Hall

clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

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Signed

Cathy Harwood Finney

Date:

Oct 24/25

clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

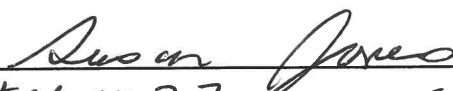
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Signed 
October 27, 2025

Date:

clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

Municipality of South Huron

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Signed Mike Buntrell Date: _____
OCT 27, 25

clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

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I strongly urge council to take action to preserve this historic home.

Signed M. Rayne Oct 28-25 Date:

clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

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Signed Patty Brintnell Date: Oct. 27/25

clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

Dear Council,

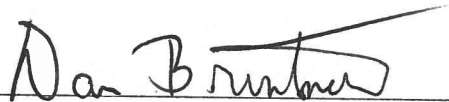
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Signed



Date:

OCT 27 / 2025

clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

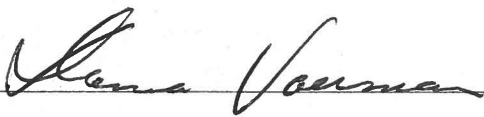
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clerk@southhuron.ca gfinch@southhuron.ca aneeb@southhuron.ca

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Signed  Oct 25 2020 Date:

clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

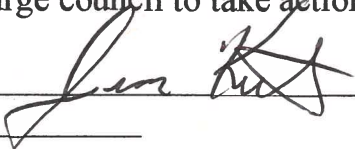
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Signed  Oct 25/25 Date:

Council meeting Nov. 03 at 6:00

Town Hall

clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

Dear Council,

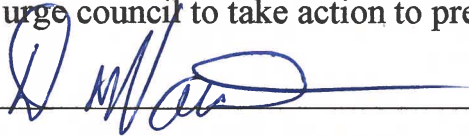
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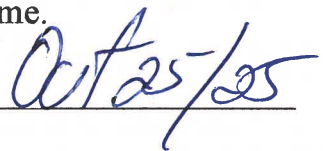
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Signed



Date:



clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

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Signed  Date: Oct 24, 2025

clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

Municipality of South Huron

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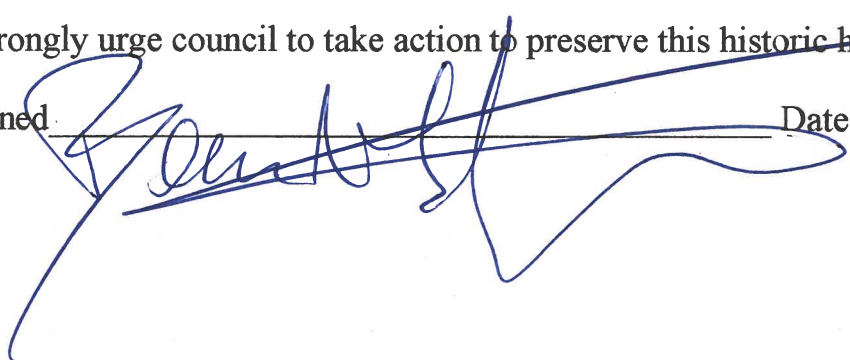
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Signed:



Date:

Oct 24/2015

clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

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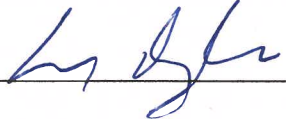
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Signed  Date: OCT. 21/2025

clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

Dear Council,

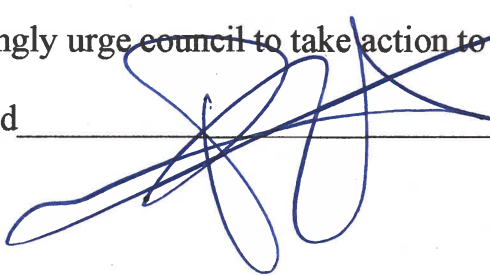
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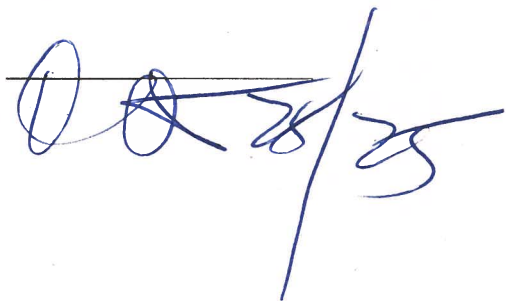
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Date:



clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

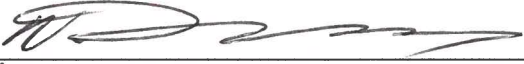
Dear Council,

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Signed  Date: Nov 28. 2025

clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

Dear Council,

I am proud to be a resident of the municipality of South Huron, a community rich in history with beautiful homes and buildings of historic value.

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Signed  Date: Oct 27/25

clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

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Date:



clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

Dear Council,

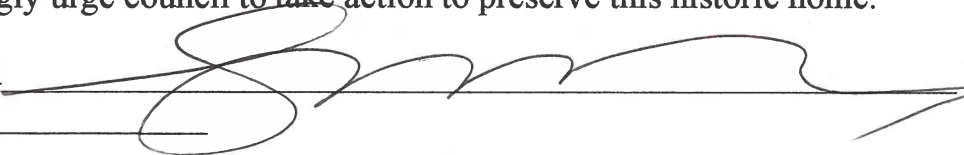
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Signed

A handwritten signature in dark ink, appearing to be 'S. M.', written over a horizontal line.

Date:

Oct. 24/25

clerk@southhuron.ca gfinch@southhuron.ca aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

Dear Council,

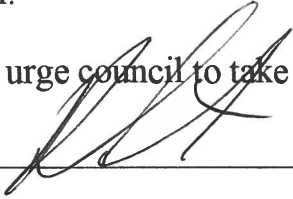
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Signed

A handwritten signature in black ink, appearing to be 'D. A.', written over a horizontal line.

Date: 24 Oct 25

clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

Dear Council,

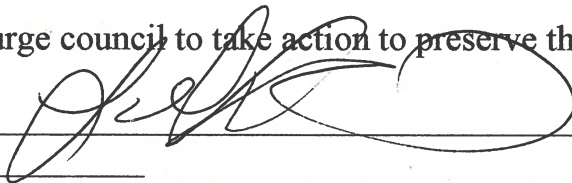
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Signed



Date: 10/24/25

Council Meeting Nov. 03 at 6:00
Town Hall

clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

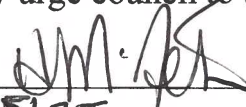
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Signed  Date: Oct 25/25

Council meeting Nov. 03 at 6:00
Town Hall

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Municipality of South Huron

Mayor and Members of Council

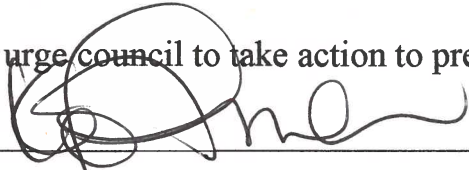
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Signed  _____ Date:

Oct 25/25

Council Meeting NOV. 03 at 6:00

Town Hall

clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

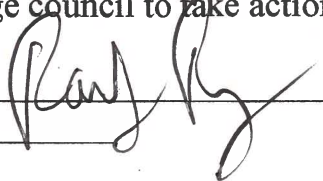
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Signed  Oct 25/25 Date:

Council meeting Nov. 03 at 6:00

Town Hall

clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

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Signed Eric Smith Date: Oct 24/25

clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

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Signed John Kenef Date: OCT 25 2005

clerk@southhuron.ca

gfinch@southhuron.ca

aneeb@southhuron.ca

Municipality of South Huron

Mayor and Members of Council

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Signed *Ledy Kwason, on* Date:

Oct 25, 2025

Council meeting NOV. 03 at 6:00

Town Hall

October 17, 2025

Sent by email

See Distribution List on page 6

Re: Provincial Decision on Automated Speed Enforcement (ASE)

The following recommendation of the Committee of Council Meeting of October 1, 2025 was approved by Council on October 15, 2025, pursuant to Council Resolution C230-2025:

CW303-2025

Whereas the Province of Ontario filed enabling regulations in December 2019, to prescribe the locations, fines, and signage for municipalities to utilize Automated Speed Enforcement Cameras (ASE) as a tool to address speeding and improve public safety; and,

Whereas the Province's ASE legislative framework, together with provincial encouragement in 2019, has led municipalities such as Brampton - where auto-insurance rates remain among the highest in Ontario - to implement ASE technology to improve safety, reduce speeding, and prevent serious collisions and fatalities; and,

Whereas the Provincial government, through the Ministry of Transportation, is responsible for the legislation, regulations and program standards governing municipal ASE programs; and,

Whereas some cities have implemented ASE incorrectly, Brampton is part of the vast majority of municipalities who have implemented best practices endorsed by the Ministry of Transportation and the Ontario Traffic Council - including speed thresholds - that prioritize public safety, resulting in safer roads; and,

Whereas consistent with local, regional, national and international research by third parties including Sick Kids & Toronto Metropolitan University, the Canadian Automobile Association, the Ontario Association of Chiefs of Police, the Traffic Injury Research Foundation, and the Ontario Traffic Council; the City of Brampton's ASE program has resulted in significant reductions in speed, increased speed compliance in Community Safety and School Zones, and changes in driver behaviour as outlined in the September 10, 2025 Council report titled "Automated Speed Enforcement – Traffic Safety Update";

Whereas the average recorded speed for ticket issued is 15.7 km/h over the posted limit, demonstrating that Brampton's existing threshold is both reasonable and aligned with best practices; and

-2-

Whereas between twenty and thirty percent of ASE ticket revenue is collected by the Province of Ontario.

Whereas Brampton is working to improve road safety and uphold its commitment to Vision Zero, through its ASE program and complementary traffic-calming measures such as speedbumps/humps, roundabouts, road diets, and improved signage, in order to reduce speeds, prevent collisions, and promote lawful driving behaviour.

Whereas the City of Brampton has already implemented a significant number of speedbumps, likely the most in the province with 834 locations and anticipates installing an additional 33 individual locations this year, but because speedbumps cannot be deployed in all areas around schools, a comprehensive approach to traffic calming, including Automated Speed Enforcement, has proven effective in reducing vehicle speeds, changing driver behaviour, preventing fatal collisions, and enhancing public safety;

Whereas polling in Brampton demonstrates strong and consistent public support for ASE as a tool to reduce speeding, including: Mainstreet Research (Early September 2025) showing 65% overall support, and the City-led Telephone Townhall poll (July 2025) showing 86% of participants support for speed cameras near schools and parks to help curb speeding; and

Whereas despite clear evidence and proven results from cities like Brampton, municipalities were caught off guard by the Premier's sudden announcement to cancel ASE programs across the province, made without adequate notice and consultation;

Whereas a preliminary estimate of private sector investment by companies delivering ASE solutions indicates the creation of 62 jobs and \$14 million dollars of investment in the province; and

Whereas the Premier believes some municipalities have misused ASE; but that is no reason to shut down municipal ASE programs that have proven successful at changing driver behaviour and improving public safety; and

Whereas the Premier's concerns regarding ASE can be addressed through amendments to provincial legislation, regulations and program standards that enable municipalities to consistently utilize ASE, without an outright ban on the technology; and,

Whereas Brampton's ASE program is considered best-practice and rather than banning, the Premier should meet with Mayor Patrick Brown and other municipal leaders to develop improved provincial legislation, regulations and program standards related to the ASE program; and,

Whereas it is reckless to abandon what works, and essential to maintain a program that preserves public safety, and, especially, at a very minimum, safety in school locations; and,

-3-

Whereas should the ASE program be cancelled, the considerable municipal investments to implement this provincially shaped program must be reimbursed, and additional funding must be provided to implement alternate, although not necessarily as effective, traffic calming measures.

Therefore be it resolved:

1. That Brampton City Council formally opposes the Province's decision to abruptly cancel ASE, a public safety tool enabled through provincial regulations in December 2019; and,
2. That a letter from Council be sent to the Premier, the Minister of Transportation, and local MPPs outlining Brampton's position, calling for the continuation of ASE, and Brampton Council request that the Premier meet with Mayor Patrick Brown, and other municipal leaders to negotiate consistent implementation across municipalities that utilizes best practices to uphold the public safety benefits of ASE; and,
3. That the City of Brampton immediately implement the following ASE program enhancements to accommodate concerns and maintain the technology as an effective public safety tool:
 - a. Limit the use of ASE cameras to school locations
 - b. Maintain the existing threshold and implement variable threshold speeds:
 - Maintain existing speed threshold during peak hours around schools
 - Implement a higher speed threshold for non-peak hours to enforce excessive speeding & stunt driving
 - c. Develop and implement a process to limit the number of tickets that can be issued to a single license plate within a defined period of time, excluding excessive speeding or stunt driving
 - d. Prohibit the operation of an ASE camera for six months following a speed limit change
 - e. Require that surplus ASE revenues be reinvested in road safety-related infrastructure, initiatives, and education
 - f. Require that staff report annually to Council, through the budget process, on the allocation and use of surplus ASE revenues
 - g. Require that staff report annually to Council on outcomes of the ASE program (e.g., number of tickets, speed reductions, speed limit compliance, collisions, injuries/fatalities, etc.); and,

-4-

4. That the City of Brampton request the Provincial government to amend their legislation, regulations and program standards governing ASE as follows:
 - a. Restrict the use of ASE to School locations
 - b. Use of ASE in areas that do not contain schools must be approved by the Minister of Transportation, supported by data clearly demonstrating the need and a description of why alternative traffic calming measures are not suitable for the location.
 - c. Eliminate provincial fees and charges from ASE tickets, including:
 - MTO fee, currently \$8.25 per ticket, for providing registered license plate owner information
 - Victim surcharge fee ranging from \$10 to \$125 - or 25% of the fine for speeding offences greater than \$1,000
 - d. Develop a revised fee schedule for ASE tickets that reduces the cost for lower speed infractions while maintaining higher penalties for excessive speeding and stunt driving
 - e. Extend voluntary electronic notification (SMS and/or email) to license plate holders to reduce the notification period for ASE offences, similar to license plate renewal notifications
 - f. Develop new signage to include language indicating that the location is speed camera enforced
 - g. Develop more visible ASE signage that includes the speed limit
 - h. Require municipalities to reinvest surplus ASE revenue into road safety-related infrastructure, initiatives and education
 - i. Require greater transparency from municipalities by implementing the following reporting requirements:
 - Report annually to municipal Council on how surplus ASE funds are spent.
 - Require annual public reporting of program outcomes (e.g., number of tickets, speed reductions, speed limit compliance, collisions, injuries/fatalities, etc.).

-5-

- j. Establish program standards across all municipalities for key program elements - like speed thresholds - through a process led by the Ministry of Transportation and in consultation with municipalities to ensure consistency and transparency for all municipalities in Ontario.
 - k. That the Ministry of Transportation provide greater oversight and enforcement of Municipal ASE programs through regular audits; and
- 5. That, should the provincial government proceed with banning the use of ASE despite Brampton's immediate actions to address concerns and requests to work collaboratively with the Province and other municipalities to continue these programs, the Province must reimburse municipalities for all costs incurred to implement ASE program; and,
 - 6. Staff be directed to report back on potential impacts of an ASE ban on Brampton's road safety strategy and financial investments; and,
 - 7. That a copy of this resolution be sent to the Premier of Ontario, the Minister of Transportation, Brampton members of Provincial Parliament, local MPPs across the Region of Peel, all Ontario Municipalities, the Association of Municipalities of Ontario (AMO), the Ontario Association of Chiefs of Police (OACP), and the Ontario Traffic Council; and,
 - 8. That the City develop an advocacy campaign consistent with this motion.

Note: Item **RM 45/2025** has been added to the Referred Matters List for the report requested in clause 6 of the recommendation above, and assigned to Michael Kralt, Director, Automated Enforcement and Court Administration, Legislative Services.

Yours truly,

Sonya Pacheco

Sonya Pacheco
Legislative Coordinator, City Clerk's Office
Tel: 905-874-2178
sonya.pacheco@brampton.ca

(CW – 7.2)

-6-

Distribution List

The Honourable Doug Ford
Premier of Ontario and Minister of Intergovernmental Affairs
Premier@ontario.ca

The Honourable Prabmeet Sarkaria
Minister of Transportation
minister.mto@ontario.ca

Regional Municipality of Peel Members of Provincial Parliament (MPP):

The Honourable Charmaine Williams, MPP – Brampton Centre
Charmaine.Williams@pc.ola.org

The Honourable Prabmeet Singh Sarkaria, MPP - Brampton South
Prabmeet.Sarkaria@pc.ola.org

The Honourable Graham McGregor, MPP – Brampton North
Graham.McGregor@pc.ola.org

Hardeep Singh Grewal, MPP – Brampton East
Hardeep.Grewal@pc.ola.org

Amarjot Sandhu, MPP – Brampton West
Amarjot.Sandhu@pc.ola.org

The Honourable Sylvia Jones, MPP – Dufferin – Caledon
sylvia.jones@pc.ola.org

Deepak Anand, MPP - Mississauga – Malton
deepak.anand@pc.ola.org

Rudy Cuzzetto, MPP - Mississauga – Lakeshore
rudycuzzetto@pc.ola.org

Natalia Kusendova, MPP – Mississauga – Centre
natalia.kusendova@pc.ola.org

Silvia Gualtieri, MPP – Mississauga East – Cooksville
silvia.gualtieri@pc.ola.org

Sheref Sabawy, MPP – Mississauga – Erin Mills
sheref.sabawy@pc.ola.org

-7-

The Honourable Nina Tangri, MPP – Mississauga – Streetsville
nina.tangri@pc.ola.org

Ontario Association of Chiefs of Police (OACP)
Contact@oacp.ca

Ontario Traffic Council
traffic@otc.org

Association of Municipalities of Ontario
amo@amo.on.ca;

All Ontario Municipalities

City of Brampton:

Mayor and Members of Council

Marlon Kallideen, Chief Administrative Officer

Laura Johnston, Commissioner, Legislative Services

Peter Pilateris, Commissioner, Public Works and Engineering

Michael Kralt, Director, Automated Enforcement and Court Administration, Legislative Services

Shane Loftus, Director, Road Maintenance, Operations and Fleet, Public Works and Engineering

Christopher Ethier, Director, Intergovernmental Affairs and Advocacy, Office of the CAO

Andrzej Hoffmann, Senior Advisor, Intergovernmental Affairs and Advocacy, Office of the CAO

Genevieve Scharback, City Clerk, Legislative Services


Town of Bradford West Gwillimbury

100 Dissette St., Unit 4
P.O. Box 100, Bradford, Ontario, L3Z 2A7
Telephone: 905-775-5366 ext. 1200
jleduc@townofbwg.com

www.townofbwg.com

October 27, 2025

The Right Honourable Mark Carney P.C., O.C., M.P.
Office of the Prime Minister of Canada
80 Wellington Street
Ottawa, ON K1A 0A2

The Honourable Doug Ford MPP
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

Dear Prime Minister Carney and Premier Ford:

Re: Removing HST/GST from New Homes to Support Housing Affordability

At its meeting of October 21, 2025, the Council of the Town of Bradford West Gwillimbury adopted the enclosed motion calling on the Governments of Canada and Ontario to remove the federal and provincial portions of the HST from new homes purchased as primary residences.

This measure would extend the relief already provided for purpose-built rental housing to families seeking to buy their first home. It represents a practical, immediate step toward improving affordability and supporting new housing supply.

For an average new home in our community, the 13 percent HST adds tens of thousands of dollars to the purchase price, a burden that directly undermines our shared goal of making homeownership affordable for working families and seniors. Removing that tax would provide meaningful relief.

Bradford West Gwillimbury is one of Ontario's fastest-growing municipalities, investing heavily in growth-related infrastructure while working to keep housing within reach. We urge both levels of government to work together on this change as part of a broader strategy to make homeownership attainable again for young Canadians. Simply put, cutting taxes in this way will help make life more affordable.

We would welcome the opportunity to contribute to any federal-provincial review of housing-related taxation and policy tools that can help deliver more affordable homes.

Sincerely,

Mayor James Leduc
Town of Bradford West Gwillimbury

Jonathan Scott
Councillor, Ward 2

encl.

cc:

Hon. François-Phillipe Champagne PC MP
Hon Peter Bethlenfavy MPP
Hon. Caroline Mulroney MPP
Federation of Canadian Municipalities (FCM)
All Ontario Municipalities

Hon. Gregor Robertson PC MP
Hon. Rob Flack MPP
Scot Davidson MP
Association of Municipalities of Ontario (AMO)

October 27, 2025

VIA EMAIL

Re: Removing HST/GST from New Homes to Support Housing Affordability

At its Regular Meeting of Council held on Tuesday, October 21, 2025, the Town of Bradford West Gwillimbury Council approved the following resolution:

Resolution 2025-343

Moved by: Councillor Scott

Seconded by: Councillor Duhaney

WHEREAS housing affordability is one of the most pressing issues facing Ontario families;

WHEREAS the federal government recently announced GST relief for first-time homebuyers on new homes, and the Province of Ontario removed the provincial share of HST on new purpose-built rental housing; and

WHEREAS the current HST rate on new homes in Ontario is 13%, which adds tens of thousands of dollars to the cost of a typical home, e.g. about \$117,000 on a \$900,000 home in Bradford before any existing rebates;

THEREFORE, BE IT RESOLVED that the Council of the Town of Bradford West Gwillimbury calls on the Government of Canada to remove the GST/HST from all new homes purchased as primary residences, and to work in partnership with the Government of Ontario to ensure full elimination of the provincial portion as well; and

BE IT FURTHER RESOLVED that this resolution be circulated to the Prime Minister of Canada, Minister of Finance and the Minister of Housing, Infrastructure and Communities; and to the Premier of Ontario, the Ontario Minister of Finance, the Ontario Minister of Municipal Affairs and Housing, our local MP and MPP, the Association of Municipalities of Ontario, and to all municipalities in Ontario.

CARRIED

Please find enclosed a letter from Mayor James Leduc and Ward 2 Councillor Jonathan Scott.

Thank you for your consideration of this request.

Regards,

A handwritten signature in blue ink that reads "Tara Reynolds". The signature is cursive and fluid.

Tara Reynolds
Clerk, Town of Bradford West Gwillimbury
(905) 775-5366 Ext 1104
treynolds@townofbwg.com

CC: Hon. Mark Carney, Prime Minister of Canada
Hon. François-Philippe Champagne, Minister of Finance
Hon. Gregor Robertson, Minister of Housing, Infrastructure and Communities
Hon. Doug Ford, Premier of Ontario
Hon. Peter Bethenfalvy, Minister of Finance, Ontario
Hon. Rob Flack, Minister of Municipal Affairs and Housing, Ontario
Scot Davidson, MP New Tecumseth-Gwillimbury
Hon. Caroline Mulroney, MPP York-Simcoe
Federation of Canadian Municipalities (FCM)
Association of Municipalities of Ontario (AMO)
All Municipalities in Ontario

**VIA EMAIL**

Friday, October 3, 2025

Corporate Services Department
Legal Services
Office of the Regional Clerk
1151 Bronte Road
Oakville, ON L6M 3L1

The Right Honourable Mark Carney, Prime Minister of Canada
The Honourable Sean Fraser, Minister of Justice and Attorney General
The Honourable Gary Anandasangaree, Minister of Safety
The Honourable Ruby Sahota, Secretary of State
The Honourable Doug Ford, Premier of Ontario
The Honourable Doug Downey, Attorney General
The Honourable Michael Kerzner, Solicitor General

Please be advised that at its meeting held on Wednesday, September 17, 2025, the Council of The Regional Municipality of Halton unanimously adopted the following resolution:

RESOLUTION: Public Safety Requirements to Protect Our Communities

WHEREAS community safety is the foremost responsibility of all levels of government, including federal, provincial/territorial, and municipal authorities;
AND WHEREAS recent violent home invasions in Halton Region and across Canada highlight the ongoing need to evaluate and strengthen bail laws and the administration of justice to better protect communities;

AND WHEREAS repeat violent offenders continue to be granted bail in some instances, placing victims, families, and first responders at risk, and public confidence in the justice system is undermined when such offenders are quickly returned to the community;

AND WHEREAS the federal government passed Bill C-48, which came into force in January 2024, introducing key reforms to the Criminal Code, including:

- A new reverse onus provision targeting repeat violent offending involving weapons,
- An expanded list of firearms offences triggering reverse onus,

- Requirements for courts to consider an accused's violent history and state on the record their consideration of community safety;

AND WHEREAS the federal government has committed to tabling additional legislation during the Fall 2025 session of Parliament to further strengthen community safety, including reforms related to bail and sentencing;

AND WHEREAS the provinces and territories are responsible for the administration of justice, including:

- Appointing justices of the peace and judges,
- Managing court operations and bail monitoring,
- Hiring and managing Crown Attorneys,
- Funding and overseeing provincial police services and detention centres;

AND WHEREAS on November 13, 2024, the Police Association of Ontario (PAO), the Ontario Provincial Police Association (OPPA), and the Toronto Police Association (TPA), representing 35,000 police members in Ontario, called for urgent action to ensure violent and repeat offenders are not released pending trial, and similar calls have been echoed by the Canadian Association of Chiefs of Police and Canada's Premiers;

AND WHEREAS strengthening bail provisions and the broader justice system requires ongoing collaboration across all levels of government, and doing so would reduce pressures on local police services, the courts, and municipalities;

NOW THEREFORE IT BE RESOLVED:

THAT Halton Regional Council:

1. Recognizes the steps already taken by the federal government through Bill C-48 and acknowledges the commitment to introduce further legislation in Fall 2025;
2. Calls on the Government of Canada to prioritize and expedite the introduction of its promised bail and sentencing reforms in the upcoming session of Parliament;
3. Calls on the Province of Ontario to invest in and strengthen the administration of justice, including:
 - Enhancing bail enforcement and monitoring,

- Increasing resources for Crown prosecutors and court operations, including the previously announced courthouse for Halton
- Expanding judicial capacity and detention infrastructure;
- 4. Encourages a national, coordinated approach involving all levels of government to ensure community safety is not compromised by gaps in bail or sentencing systems.

AND BE IT FURTHER RESOLVED:

- THAT Halton Regional Council calls for the following policy considerations in future reforms:
 - Expanding reverse onus provisions for repeat violent offenders,
 - Establishing stronger mandatory bail conditions, including firearm prohibitions, curfews, electronic monitoring, and no-contact orders,
 - Limiting multiple bail releases for individuals with histories of serious violent offences,
 - Improving inter-agency information sharing among police, Crown prosecutors, and corrections,
 - Prioritizing victim and community impact in bail decisions;
- THAT Halton Regional Council calls on the federal and provincial governments to review Criminal Code time limits and rules for stay of proceedings in cases involving serious and violent offences;
- THAT this motion be forwarded to:
 - The Prime Minister of Canada, the Minister of Justice and Attorney General of Canada, the Minister of Public Safety, the Secretary of State (Combatting Crime),
 - The Premier of Ontario, Attorney General of Ontario, the Solicitor General of Ontario,
 - All federal and provincial parties in the House of Commons and Ontario Legislature;
 - Halton's Members of Parliament and Members of Provincial Parliament,
 - The Canadian Association of Chiefs of Police, the Ontario Association of Chiefs of Police, the Police Association of Ontario, and the Ontario Provincial Police Association;
 - Ontario Association of Police Service Boards (OAPSB) and Canadian Association of Police Governance (CAPG);

- Halton's Local Municipalities;
- THAT this motion be shared with the Association of Municipalities of Ontario (AMO), the Federation of Canadian Municipalities (FCM), and all municipalities across Ontario and Canada, encouraging them to pass similar motions in a spirit of collaborative, cross-jurisdictional reform.

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

Sincerely,



Graham Milne
 Regional Clerk
Graham.Milne@halton.ca

c.

The Honourable Pierre Poilievre, Leader of Official Opposition
 Yves-François Blanchet, Leader of Bloc Québécois
 Don Davies, Interim Leader of NDP
 Elizabeth May, Leader of Green Party
 Halton MPs
 Halton MPPs
 Canadian Association of Chiefs of Police
 Ontario Association of Chiefs of Police
 Police Association of Ontario
 Ontario Provincial Police Association
 Ontario Association of Police Boards
 Canadian Association of Police Governance
 City Clerk's Office, City of Burlington
 Valerie Petryniak, Town Clerk & Director, Legislative Services, Town of Halton Hills
 Meaghen Reid, Director, Legislative & Legal Services/Town Clerk, Town of Milton
 William Short, Town Clerk, Town of Oakville
 Association of Municipalities of Ontario (AMO)
 Federation of Canadian Municipalities (FCM)
 all municipalities across Ontario and Canada



Date:

8 October 2025

2

Moved By:

Councillor Kristen Rodrigues

Seconded By:

Councillor Alex Boughen

Whereas conservation authorities serve a critical function in safeguarding Ontario's natural heritage, overseeing watershed management, mitigating flood risks, and advancing climate resilience;

And whereas the Province of Ontario's recent mandate to freeze conservation authority fees has significantly hindered their capacity to deliver essential services;

And whereas Conservation Authorities are now expected to process an increasing volume of permit applications under a fee structure that remains frozen, despite rising costs of living and wage pressures, further compounding operational and fiscal challenges;

And whereas municipalities are increasingly compelled to absorb the resulting financial shortfalls, leading to unsustainable downloading of costs onto local taxpayers;

And whereas the intent behind the provincial fee freeze was to reduce development-related expenses and accelerate housing supply;

And whereas this policy has inadvertently shifted the financial burden from a user-pay cost recovery model to the municipal tax base, thereby straining local budgets and compromising the principle of fair and equitable funding;

Now Therefore, be it resolved that the Council of the Town of Plympton-Wyoming urges the Province of Ontario to reconsider the fee freeze mandate and to implement a funding framework that protects municipal taxpayers from cost recovery deficits, while supporting a sustainable and balanced approach to conservation authority financing.

✓

Carried

Defeated

Deferred

	Yay	Nay
Gary L. Atkinson	☐	☐
Netty McEwen	☐	☐
Alex Boughen	☐	☐
Kristen Rodrigues	☐	☐
John van Klaveren	☐	☐
Mike Vasey	☐	☐
Bob Woolvett	☐	☐

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 22, 2025

Sent Via Email Only

Re: Advocacy for Funds to Effectively Manage the Emerald Ash Borer Infestation

Please be advised that during the regular Council meeting of September 15, 2025, Township of Stone Mills Council passed the following motion,

Resolution 19-695-2025

Whereas the Emerald Ash Borer (EAB) infestation has resulted in a substantial increase in dead ash trees throughout Ontario, resulting in extensive ecological, economic, and public safety challenges;

And Whereas dead ash trees contribute to potential hazards, including falling limbs, compromised power lines, and blocked transportation routes, posing significant threats to public safety;

And Whereas removing and replacing dead ash trees is a costly undertaking that imposes financial burdens on municipalities, private organizations, and individual property owners;

Therefore, Be It Resolved That the Council of the Township of Stone Mills formally requests that the Provincial and Federal governments establish a dedicated fund to assist municipal governments, private organizations, and property owners in effectively managing the removal and replanting of trees, thereby addressing the aftermath of the EAB infestation.

Be It Further Resolved That funding support should encompass:

1. Grants for municipalities to fund community-wide removal and replanting initiatives.
2. Financial assistance for private organizations engaged in environmentally restorative work.
3. Subsidies for individual property owners to safely remove and replace dead ash trees.

And Be It Further Resolved That this request be forwarded to relevant Provincial and Federal ministries and agencies involved in environmental management, forestry, and public safety.

Be It Finally Resolved That a supporting letter be drafted and disseminated to other municipalities across Ontario to encourage regional advocacy and collaboration in addressing this ecological challenge.

Moved By Councillor Fenwick
Seconded By Deputy Woodcock
Carried

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

Sincerely,



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. Mark Carney, Prime Minister of Canada
Doug Ford, Premier of Ontario
Mike Harris, Minister of Natural Resources
Todd McCarthy, Minister of the Environment, Conservation and Parks
Rob Flack, Minister of Municipal Affairs and Housing
Julie Dabrusin, Minister of Environment and Climate Change
Marjorie Michel, Minister of Health
Ric Bresee, MPP Hastings-Lennox & Addington-Tyendinaga
Shelby Kramp-Neuman, MP Hastings-Lennox & Addington-Tyendinaga
Quinte Conservation
Canadian Food Inspection Agency
The Association of Municipalities of Ontario
All Ontario Municipalities



October 24, 2025

The Honorable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto ON M7A 1A1

Sent by Email

Dear: Honorable Doug Ford,

RE: Municipality of Tweed – Collaborative Action on Sustainable Waste Management in Ontario.

The Council of the Corporation of Tay Valley Township at its meeting held on October 21st, 2025 adopted the following resolution:

RESOLUTION #C-2025-10-22

MOVED BY: Fred Dobbie
SECONDED BY: Marilyn Thomas

“WHEREAS, the Council of the Corporation of Tay Valley Township Support the Municipality of Tweed’s resolution regarding waste incineration and a more Robust Recycling Program;

AND WHEREAS, It is incumbent upon the members of council, MPP's and MPs to make the decisions that will result in the most positive outcomes for now and future generations;

AND WHEREAS, with large urban centres now looking in rural areas of our province and entire country for lands to bury their garbage waste;

AND WHEREAS, a large landfill site owned by a large urban centre which receives 50% of their garbage at the present time is expected to be full by 2029 creating more environmental impacts;



AND WHEREAS, continuing to bury garbage in the ground will result in our future generations having lost potable groundwater as a result of garbage leachate rendering it unusable;

AND WHEREAS, burying garbage, particularly organic waste in landfills, leads to the production of methane a greenhouse gas, which escapes into the atmosphere and contributes to climate change causing more environmental destruction;

AND WHEREAS, we continue to destroy our environment jeopardizing our future generations;

AND WHEREAS, we have worldwide technology that will allow us the use of clean incineration and also produce much needed electric energy;

AND WHEREAS, the incineration of household and other municipal waste has a long tradition in Germany, which currently has 156 municipal thermal waste incineration facilities with an aggregate annual capacity of around 25 million tons;

AND WHEREAS, with a strong focus on community involvement, innovative infrastructure, and sustainable practices, Germany has set a high bar for municipal recycling programs that the rest of the world can learn from and emulate;

AND WHEREAS, at the present time, Germany recycles 66.1% of its garbage waste at a municipal level. This places the country as the most effective and prominent country when it comes to recycling in the entire world. This highlights the citizen's strength and motivation to deal with environmental issues on a daily basis;

AND WHEREAS, German schools often integrate recycling education into their curriculum. This early exposure to the importance of recycling instills a sense of responsibility in the younger generation, creating a culture of sustainability that transcends generations;

BE IT RESOLVED THAT, the Council of Tay Valley Township support the Municipality of Tweed in investigating the possibility of working together with Ontario Municipalities, Provincial and Federal Governments and manufacturing partners to form a working group to ensure that waste disposal issues can be resolved quickly, efficiently and effectively with the use of incineration, more robust recycling programs and sustainable practices, so that future generations will not suffer from our environmental mismanagement;

AND THAT, this support be sent to Premier Ford, Marit Stiles, Leader of the Official Opposition Party, and all Ontario Municipalities."

ADOPTED



If you require any further information, please do not hesitate to contact the undersigned at (613) 267-5353 ext. 130 or deputyclerk@tayvalleytwp.ca

Sincerely,

A handwritten signature in blue ink that reads "Aaron Watt".

Aaron Watt, Deputy Clerk

cc: Marit Stiles, Leader of the Official Opposition Party,
All Municipalities in Ontario

The Corporation of The Municipality of South Huron

By-Law #65-2025

Being a By-law to adopt a Fire Prevention Officer Services Agreement with the Municipality of Bluewater

Whereas pursuant to Section 9 of the *Municipal Act, 2001 S.O. 2001, c.25* as amended, a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act; and

Whereas pursuant to Section 11 (1) of the *Municipal Act, 2001 S.O. 2001, c.25* as amended, a lower-tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public; and

Whereas the *Fire Protection and Prevention Act, 1997, S.O. 1997, c.4* authorizes a municipality to provide and/or receive fire protection services to or from other Municipalities; and

Whereas the Municipality of Bluewater has requested that the Municipality of South Huron make its Fire Prevention Officer Services available to the Municipality of Bluewater; and

Whereas the parties wish to set out the terms and conditions on which the Municipality of South Huron makes its Fire Prevention Officer Services available to the Municipality of Bluewater;

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

1. That the Agreement between the Municipality of South Huron and the Municipality of Bluewater for Fire Prevention Officer Services, identified as Schedule "A", attached hereto and forming an integral part of this by-law, is hereby adopted.
2. That the Mayor and Clerk are hereby authorized to sign the Agreement on behalf of the Municipality of South Huron.
3. That this By-Law takes effect upon the date of final passing.

Read a first and second time this 3rd day of November 2025.

Read a third and final time this 3rd day of November 2025.

George Finch, Mayor

Alex Wolfe, Clerk

By signing this By-Law on November 3, 2025, Mayor Finch will not exercise the power to veto this By-Law as provided for under 284.11 of the Municipal Act.

The Municipality of South Huron – Schedule “A” to By-Law 65-2025

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 by 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:

The Municipality of South Huron – Schedule “A” to By-Law 65-2025

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

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

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

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

2.4 “**Municipality**” means 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 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

The Municipality of South Huron – Schedule “A” to By-Law 65-2025

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 the date of the 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.

11.2 **General Liability Insurance**

11.2.1 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.

11.3 **Non-owned Automobile Coverage**

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

11.4 **Medical Malpractice Insurance**

11.4.1 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 .

11.5 **Automobile Liability Insurance**

11.5.1 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.

11.5.2 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.

11.5.3 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.

11.6 **Primary Coverage**

11.6.1 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.

11.6.2 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

11.6.3 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

The Municipality of South Huron – Schedule “A” to By-Law 65-2025

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.

12.2 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.

The Municipality of South Huron – Schedule “A” to By-Law 65-2025

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**

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**

We have authority to bind the corporation

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)

The Corporation of the Municipality of South Huron

By-Law #66-2025

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.

7. Appeal

- 7.1 Subject to Section 42(10) and 42(11) of the Act, where there is a dispute between the Municipality and the owner of the land on the value of the land, amount of the land or payment of monies, either party may apply to the Ontario Land Tribunal and the Tribunal shall make the final determination.

8. Enactment

- 8.1 That this by-law shall supersede any other by-laws and/or resolutions inconsistent with the provisions set out herein.
- 8.2 That this By-Law takes effect upon the date of final passing.

Read a first and second time this 3rd day of November, 2025.

Read a third and final time this 3rd day of November, 2025.

George Finch, Mayor

Alex Wolfe, Clerk

By signing this By-Law on November 3, 2025 Mayor Finch will not exercise the power to veto this By-Law as provided for under 284.11 of the Municipal Act.

The Corporation of the Municipality of South Huron

By-Law #67-2025

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*, crossovers; and

Whereas the Ontario Traffic Manual (OMT) 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 that 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 Hohn 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 Pedestrians Crossover.
3. That this By-Law takes effect upon the date of final passing.

Read a first and second time this 3rd day of November 2025.

Read a third time and finally passed this 3rd day of November 2025.

George Finch, Mayor

Alex Wolfe, Clerk

By signing this By-Law on November 3, 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 #67-2025 – 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 Street
 - Level 2, Type C Pedestrian Crossover



Staff Memo

To: South Huron Council
From: Vanessa Polselli, Planning Coordinator
Date: November 3rd, 2025
Re: SPA7-2022 – Stubbe's Pre-Cast - 69445 Richmond St

Purpose:

For approval

Background and Analysis:

An application for the above site plan approval was submitted to the Municipality on June 20th, 2022. The subject property is 69445 Richmond St (*PLAN 202 PT LOT 17 PLAN 204;PT LOTS 222 TO 225 RP;22R3363 PART 1*). This property is in Centralia and is approximately 5 hectares (12.52 acre).

This property was rezoned in 2022 to Light Industrial with special provisions (M1-12-H). This property is designated as Urban, pursuant to the South Huron Official Plan. The applicant is proposing a storage yard.

This application has gone through the formal site plan approval process, being reviewed by the Site Plan Review Group with a recommendation of approval. CAO Msuya-Collison through her delegation as approval authority for site plan control, pursuant to Site Plan Control By-Law 34-2008, as amended, has provided approval of this site plan control application and the attached agreement.

The Agreement is attached with By-law #68-2025 for Council consideration.

The Corporation of the Municipality of South Huron

By-Law #68-2025

Being a By-law to authorize the execution of a Site Plan Agreement between the Corporation of the Municipality of South Huron and 588922 Ontario Inc. in the Municipality of South Huron in the County of Huron.

Whereas Section 5 of the *Municipal Act 2001, S.O. 2001*, as amended, provides that a municipal power shall be exercised by by-law unless the Municipality is specifically authorized to do otherwise; and

Whereas Section 41(4) of the Planning Act, R.S.O. 1990, as amended, provides that the council of a municipality may exercise site plan control over certain properties,

Whereas Council of The Corporation of the Municipality of South Huron deems it expedient to enter into a Site Plan Agreement with 588922 Ontario Inc. in the Municipality of South Huron in the County of Huron, pursuant to Section 41 of the *Planning Act*, as amended;

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

1. That the Site Plan Agreement between the Municipality of South Huron and 588922 Ontario Inc. identified as Schedule "A" and attached hereto, forms an integral part of this by-law and is hereby adopted.
2. That South Huron Council hereby delegates the authority to approve revisions to the site plan agreement between the Municipality of South Huron and 588922 Ontario Inc. to the Chief Administrative Officer.
3. That the Mayor and Clerk are hereby authorized to sign the Site Plan Agreement on behalf of the Municipality of South Huron.
4. That this By-Law takes effect upon the date of final passing.

Read a first and second time this 3rd day of November 2025.

Read a third time and passed this 3rd day of November 2025.

George Finch, Mayor

Alex Wolfe, Clerk

By signing this By-Law on November 3, 2025, Mayor Finch will not exercise the power to veto this By-Law as provided for under 284.11 of the Municipal Act.

The Municipality of South Huron – Schedule “A” to By-Law 68-2025

This Agreement made in triplicate on the 3rd day of November 2025.

B e t w e e n:

The Corporation of The Municipality of South Huron

(Hereinafter referred to as the “Municipality”)

Of The First Part

– And –

588922 Ontario Inc

(Hereinafter referred to as the “Owner”)

Of The Second Part

Whereas the Owner is entering into this agreement with the Municipality dealing with the facilities, works and matters hereinafter mentioned and the provision and maintenance thereof by the Owner and any and all subsequent owners to the satisfaction of and at no expense to the Municipality, as a condition to the approval pursuant to Section 41 of the Planning Act, as amended, of site plans and drawings for a development (hereinafter called the “development”) on the lands and premises of the Owner more particularly described in the Schedule “A” attached hereto in the Municipality of South Huron, in the County of Huron (the “property”).

Now Therefore Witnesseth that in consideration of the covenants and provisions herein and for other good and valuable consideration now paid by the Municipality to the Owner (the receipt and sufficiency of which the Owner hereby acknowledges), the Municipality and the Owner covenant, agree and provide with each other that the Owner shall do and perform, at no expense to the Municipality (unless otherwise expressly provided herein), the following matters and things:

1. Schedules Attached:

The following schedules are attached to, and form part of, this Agreement:

- Schedule “A” - Description of Lands
- Schedule “B” - Approved Plans
- Schedule “C” - Traffic Study
- Schedule “D” - Security to be provided

2. Stormwater Management:

The Owner shall undertake all work required to implement the Stormwater Management Plan, prepared by Development Engineering and approved by the Municipality. The approved stormwater management plan is referenced in the Approved Plans.

All stormwater management works for this property must be constructed to the satisfaction of the Municipality. The Owner agrees to maintain the property in such a manner that ensures compliance with the Approved Plans

3. Parking:

The Owner shall provide, at its own expense, and at all times maintain on the property, parking areas in accordance with the approved drawings.

4. Lighting and Photometric Facilities:

No lighting shall be placed or affixed or mounted upon a pole or light standard.

5. Landscaping

The Owner shall landscape the property and thereafter maintain the same in conformity with the Approved Plan, to the satisfaction of the Municipality of South Huron.

The Owner shall provide a landscape plan to the satisfaction of the Municipality of South Huron prior to implementation.

6. Screening

The refuse and recycling storage shown on the Approved Plans shall be visually screened within (1) year from the date of registration of this agreement.

7. Lot Grading and Drainage:

The Owner shall construct and install the lot grading and drainage as per the approved drawings. Under no circumstances is a negative impact on the neighbouring properties permitted due to the development. If negative impacts are identified during or post construction, the Owner shall have its Engineer investigate the matter and shall comply with the recommendations of the Owner's Engineer, as approved by the Municipality, with respect to the negative impacts to the neighbouring properties, at no expense to the Municipality

8. Sound and Visual Barriers:

The Owner shall construct the "Topsoil Berm and Plantings" and "Noise Attenuation Wall" as per the approved drawings.

9. Fire Route Designation:

The Owner shall identify the fire route. Such fire route shall be clearly marked showing street allowances and vehicular access for the approval of the Fire Chief. Signs specifying that parking is prohibited in the designated fire route shall be displayed. The fire route shall be set out on the Approved Plans, and the signs to be erected and maintained in accord with the Approved Plans

10. Fire Protection

If a fire hydrant if required, it shall be installed at the Owner's expense in accordance with the Approved Plans

11. Traffic Management Plan

It is understood that the Traffic Study forms part of this agreement as Schedule "C" herein.

12. 'As Constructed' Premises:

The Owner shall provide for the Municipality's records 'as constructed' drawings to the satisfaction of the Municipality for site services installed by the Owner. These drawings shall be submitted in a satisfactory form, digital and hard copy, prior to the release of security required by this agreement. The development shall be completed in accordance with the Approved Plans and this Agreement.

13. Inspection and Completion of Works:

Where the Owner is required to construct certain works to be assumed by the Municipality or carry out work within a public highway, walkway or easement, the Owner shall have his Professional Engineer provide a qualified inspector acceptable to the Municipality to carry out on-site inspection of the works. The Professional Engineer will also supervise the site work being complete and with certify completion. Upon completion of the work and prior to requesting the Municipality to assume the works, the Owner shall supply to the Municipality, in a form acceptable, a certificate of the Owner's Professional Engineer substantially in the following form:

Certificate of Completion of Works

To: The Corporation of the Municipality of South Huron

For good and valuable consideration now paid by the Corporation of the Municipality of South Huron (hereinafter called the "MUNICIPALITY"), the receipt and sufficiency of which I/we hereby acknowledge, I/we hereby certify that the municipal services constructed pursuant to the Development Agreement between the Municipality and

(Owner's Name) registered as No. _____ relating to municipal number Lot/Block No. _____ Plan No. _____ have been

- (a) inspected during construction in accordance with standard engineering practice; and
- (b) constructed in accordance with the plans and specifications approved by the Municipality.

Delivered under my/our hand and professional seal at South Huron, Ontario this _____ day of _____, 20_____.

Registered Professional Engineer

The Owner acknowledges and agrees that the form of the Certificate of Completion of Works required under this paragraph may vary depending on the development's requirements.

14. Signage

Provide confirmation that sign and pavement markings has been installed in accordance with the Approved Plan

15. Subsurface Drainage:

The Owner shall notify the Municipality, in writing, in the event that any existing sewer or drain is encountered during the progress of construction. The Owner shall have its Engineer investigate the matter and shall comply with the recommendations of the Owner's Engineer, as approved by the Municipality, with respect to the sewer or drain encountered. Such recommendations may include connecting the existing sewer to a new sewer being constructed or into another existing sewer, at no expense to the Municipality. The Owner shall also ensure that there is no interruption of any subsurface drainage flow because of construction on the site which would have an adverse effect on neighbouring properties. Should such an interruption occur, the Owner shall carry out any necessary remedial work to correct the problem as requested by the Municipality and to the satisfaction of the Municipality at no expense to the Municipality.

16. Abandoned Private Drain Connections:

The Owner acknowledges that any abandoned existing private drain connections shown on the site plans or encountered during construction are to be excavated at the street line and sealed to the satisfaction of the Municipality.

17. Existing Private Drain Connections:

The Owner acknowledges that any existing private drain connections which are proposed for re-use are to be excavated at the street line and inspected and approved by the Municipality for such re-use.

18. Undertaking of Construction:

If no building permit is issued for the development within two (2) years of the date of the approval of the site plans and drawings pursuant to Section 41 of the Planning Act, (Ontario), as amended, or if a building permit is issued but, in the opinion of the Chief Building Official, the Owner does not seriously commence construction of the development within two (2) years from the date of the approval of the site plans and drawings pursuant to Section 41 of the Planning Act (Ontario), as amended, or if any building permit issued for this development is revoked at any time, the Municipality in its sole discretion may revoke its approval of the plans and drawings and may terminate the agreement by giving notice in writing and by registering a notice that the approval is revoked and the agreement is terminated.

19. Work According to Plans:

As the Owner has entered into this agreement as a condition precedent to the approval by the Municipality of site plans and drawings dealing with the facilities, works and matters mentioned herein, the Owner shall submit from time to time one or more plans and drawings as may be required pertaining to any of these facilities, works and matters

including but not restricted to any plans or drawings specifically mentioned herein. Such plans and drawings as and when approved by the Municipality, whether before or after the date upon which this agreement is entered into, shall be treated as forming part of this agreement in the same manner and to the same extent as if such plans and drawings had been approved and actually attached to this agreement at the time that it is entered into. In all matters not herein provided for, the Owner shall develop the property and shall use the same in accordance with the applicable Zoning By-Law of the Municipality, as amended. The provisions of this agreement and any approved site plan or drawing pertaining to a facility, work or matter shall be construed and applied as complementary to each other but in the event of any conflict, the plan or drawing receiving the last approval shall govern. Without restricting the generality of this clause, the Owner shall develop the property and shall construct works and maintain them in perpetuity in accordance with the Approved Plans.

20. Work at Owner's Risk:

All incidental matters including but not restricted to the removal and planting of trees; cutting, replacing and installing approaches; relocating utilities, pipes, poles, valves and equipment; resetting drains and manholes; and all other things required by this agreement or by the Municipality shall be carried out by the Owner at his own risk and expense. All work must be completed to the satisfaction of the Municipality and to the satisfaction of the owner of such utilities.

21. Completion of Work:

All work required under this agreement, including but not restricted to asphalt surfacing, fencing, establishment of landscaping and as constructed drawings, completion of services and any other work set out herein, shall be completed or delivered, as the case may be, within a period of nine (9) months from the date of substantial completion of construction of the development as determined by the Chief Building Official. All such work shall be performed to the satisfaction of the Chief Building Official of the Municipality.

22. Securities:

In order to ensure due performance of all work required under this agreement and to protect the Municipality in respect of its liability for holdback of costs under Section 17 of the Construction Act (Ontario), as amended, for any work on municipal property and private property that may have affect to neighbouring lands, the Owner shall deposit with the Municipality prior to the execution of the agreement. An irrevocable Letter of Credit from a chartered bank, issued in form and content satisfactory to the Municipality's Solicitor, in the amount of One Hundred Percent (100%) of the total securities as set out in Schedule "D".

All Letters of Credit shall be for a minimum guaranteed period of one (1) year or such longer time as the Municipality may decide. All Letters of Credit shall contain the following clause:

*"PURSUANT TO THE REQUEST OF our customer: _____ we
the _____ (Name of Bank) hereby establish and
give you an Irrevocable Letter of Credit in your favour in the above amount which may be
drawn on by you at any time and from time to time, upon written demand for payment
made upon us by you which demand we shall honour without enquiring whether you
have the right as between yourself and the said customer to make such demand, and
without recognizing any claim of our said customer, or objection by it to payment by us."*

Unless each and every Letter of Credit is renewed as noted above, the Municipality shall have the absolute right to refuse to issue building permits and to prohibit occupancy, whether partially or fully completed, from the said date thirty (30) days prior to the expiration of that Letter of Credit.

i. Security Release

General securities outlined in Schedule "D" will be released upon the completion of all works in accordance with the Approved Plans, to the satisfaction of the Municipality of South Huron.

23. Development Charges:

The Owner shall pay all development charges applicable to the development in accordance with the By-laws of the Municipality of South Huron.

24. Municipality's Right to Enter:

The Municipality or any of its officers, servants or agents may, from time to time, at all reasonable times and upon producing proper identification, enter upon the property for the purposes of inspecting the facilities, works and matters to be provided and maintained under this agreement in accordance with the Approved Plans and for the purpose of providing or maintaining at the Owner's expense any facility, work or matter in default of the Owner providing or maintaining the same where such default has continued for fifteen (15) days or more. The Municipality, its officers, servants and agents shall not be liable to the Owner or any occupant of the lands and premises for any losses or damages of any kind whatsoever arising in any way from entry for such purposes. In the event of an emergency, the Municipality's right to enter under this provision shall not be limited to situations in which the default of the Owner has continued for more than fifteen (15) days.

25. Road Allowance Indemnity:

Except as otherwise expressly provided in this agreement, the right of the Owner to use and occupy any untravelled portions of road allowances shall, at all times, be at the will of the Municipality and the construction and maintenance of any and all curbs, pavements, plantings and other improvements or works thereon shall at all times be at the risk and expense of the Owner. The Owner shall indemnify and save harmless the Municipality and any of its officers, employees or servants from and against all actions, suits, claims, damages, demands, costs, including reasonable legal fees and disbursements, liabilities and any other claims which may be brought against or made upon the Municipality or any of its officers, employees or servants in consequence of the use and occupation of untraveled portions of road allowances by the Owner or the construction, maintenance or existence of curbs, pavements, plantings or other improvements of the Owner thereon. Any amounts owed by the Owner to the Municipality under this indemnity shall constitute a lien and charge upon the lands of the Owner and shall be collectible in like manner as municipal taxes. Without limiting the foregoing agreement to indemnify, the Municipality may, in case any such action, suit, claim or demand is brought or made against the Municipality or any of its officers, employees or servants, settle any such action, suit, claim or demand on such terms as the Municipality shall see fit, and the Owner shall thereupon forthwith pay to the Municipality the sum or sums so paid, together with such sum as shall represent the reasonable costs of the Municipality and its solicitor in defending or settling any such action, suit, claim or demand.

26. Insurance:

Prior to the parties executing the Agreement, the Owner shall supply the Municipality with a certified copy of a comprehensive general liability insurance policy with limits in an amount and in a form acceptable to the Municipality. The minimum limits of such policies shall be \$5,000,000 all inclusive, but the Municipality shall have the right to set higher amounts. Such policy or policies shall be issued, with the Municipality being named as an additional insured. The said insurance policy shall indemnify the Municipality from any loss arising from any claims for damages, injury or otherwise in connection with the work done by or on behalf of the Owner. Such insurance policy shall provide coverage for a period of at least one (1) year and shall continue until all the work required by the Owner under this Agreement is completed and, where applicable, assumed by the Municipality. The said insurance policy must also include a provision confirming that the insurance policy shall not be cancelled or materially amended without providing the Municipality with fifteen (15) days' written notice of the insurer's intention to do so. The issuance of such a policy of insurance shall not be construed as relieving the Owner from responsibility for other or larger claims, if any, for which he may be held responsible.

To further clarify, the required Commercial General Liability insurance shall include, but not limited to, the following: Bodily Injury Liability, Property Damage Liability, Personal and Advertising Injury Liability, Products and Completed Operations Liability, Contractual Liability, Completed Operations Coverage, Additional Insured Endorsement.

27. General Indemnity:

The Owner shall indemnify and save harmless the Municipality and any of its officers, employees or servants from and against all actions, suits, claims, damages, demands, costs, including reasonable legal fees and disbursements, liabilities and any other claims which may be brought against or made upon the Municipality or any of its officers, employees or servants sustained or incurred by the Municipality or any of its officers, employees or servants as a result of the Municipality entering into this agreement with the Owner arising as a result of any work authorized or conducted by the Owner under this agreement. Any amounts owed by the Owner to the Municipality under this indemnity shall constitute a lien and charge upon the lands of the Owner and shall be collectible in like manner as municipal taxes. Without limiting the foregoing agreement to indemnify, the Municipality may, in case any such action, suit, claim or demand is brought or made against the Municipality or any of its officers, employees or servants, settle any such action, suit, claim or demand on such terms as the Municipality shall see fit, and the Owner shall thereupon forthwith pay to the Municipality the sum or sums so paid, together with such sum as shall represent the reasonable costs of the Municipality and its solicitor in defending or settling any such action, suit, claim or demand.

28. By-Laws:

Notwithstanding any of the provisions of this agreement, the Owner shall be subject to all By-Laws of the Municipality. In the event of conflict between the provisions of this agreement and the provisions of any By-Law of the Municipality, the provisions of the By-Law prevail.

29. Revisions

The Chief Administrative Officer of the Municipality of South Huron or their designate is the approval authority for site plan control and pursuant to subsection 41(13) of the Planning Act, the Chief Administrative Officer is hereby authorized to approve minor changes to all existing Site Plan Agreements which have been approved by the Municipality prior to the enactment of By-Law 39-2022 and to all Site Plan Agreements approved by the Municipality subsequent to the enactment of by-law 39-2022. The Chief Administrative Officer shall, prior to approving any minor change to a Site Plan Agreement, confer with the Site Plan Review Group.

30. Subsequent Owners Bound:

Subject to the provisions of the Registry Act and the Land Titles Act, the covenants, agreements, conditions and understandings therein contained on the part of the Owner shall be conditions running with the land described in Schedule "A" hereto and shall be binding upon the Owner and their heirs, estate trustees, administrators, successors and assigns, as the case may be, and subsequent owners and occupiers of the said lands from time to time (and "Owner", wherever used in this agreement, is intended and shall be construed to include such subsequent owners and occupiers).

31. Separate Covenants:

All of the provisions of this agreement are and shall be construed and interpreted as covenants and agreements as though the words importing such covenants and agreements were used in each separate clause hereof. Should any covenant or provision of this agreement be adjudged unlawful or unenforceable, such covenant or provision shall be considered separate, distinct and severable from this agreement and the covenants and provisions of this agreement shall not be affected and shall remain fully enforceable.

32. Enforcing Performance of Requirements:

In addition to any remedy authorized or permitted by this agreement or by law, the Municipality, upon giving fifteen (15) days notice or forthwith in cases of emergency, may, in default of any matter or thing required to be done by the Owner under this agreement, do such matter or thing at the expense of the Owner and if the Municipality has incurred any expense, it may recover the expense by action, by performance bond or other security or by adding the said expenses to the tax roll and recovering same in like manner as municipal taxes. No proceeding by the Municipality under this clause and no waiver under any provision of this agreement shall prejudice the rights of the

Municipality in respect of any subsequent default or any matter or thing required to be done by the Owner under this agreement. The rights of the Municipality may be enforced by any remedy authorized or permitted by the Agreement or By-Law and no such remedy shall be exclusive or dependent on any other remedy.

The Municipality may, in its absolute discretion, draw upon and use the funds from the irrevocable Letter of Credit delivered in connection with this application in the event any of the Site Works on the Approved Plans have not been or are not being provided or maintained to the Municipality's satisfaction during the installation and / or construction of the Site Works or in the event any of the Site Works have not been provided or completed by the Completion Date. The Municipality shall not, however, be obligated to provide, rectify, remediate, maintain, or complete the Site Works, or any part of them.

33. Number and Gender:

Words importing the singular only shall include the plural; words importing the masculine only shall include the female and words importing a person shall include corporations.

34. Notices:

Any notice required or permitted to be given hereunder shall be in writing and shall be effectively given if delivered personally or sent by registered mail in the case of notice to the Municipality as follows:

Municipality of South Huron
P.O. Box 759
322 Main Street South
Exeter ON, N0M 1S6

And in the case of notice to the Owners, as follows:

588922 Ontario Inc
44 Muir Line
Harley ON N0E 1E0

Any notice so given shall be deemed conclusively to have been given and received when so personally delivered or on the third (3rd) business day following the sending thereof by registered mail.

35. Registration:

The Owner agrees that this document shall be registered against the title to the lands affected by it and that such registration shall be done by the Municipality. The cost of such registration and associated legal fees shall be the responsibility of the Owner.

The Owner further agrees that this agreement shall have priority over all mortgages that are registered against the property and the Owner hereby undertakes to deliver an agreement postponing those mortgages to this agreement and to register the same on title.

36. Costs:

Any costs incurred by the Municipality for the review, implementation and administration of this agreement (including engineering, administrative costs and legal fees) shall be borne by the Owner.

37. Approvals:

It is the responsibility of the owner to obtain all required permits and approvals from applicable agencies

In Witness Whereof the Municipality and the Owner hereto have hereunto affixed their Corporate Seals duly attested by the hands of their proper officers in that behalf, the day and year first written above.

The Corporation of the Municipality Of South Huron

Per: George Finch, Mayor

Per: Alex Wolfe, Clerk

We have authority to bind the Corporation.

Signed, Sealed and Delivered
In the presence of

588922 Ontario Inc

Per: Andy Stubbe, President

I have the authority to bind the Corporation.

Schedule “A”
Legal Description

PIN: 41260-0334: Part lot 17 Plan 22 Stephen; Part Lot 222 Plan 204 Stephen; Part Lot 223 Plan 204 Stephen; Part Lot 224 Plan 204 Stephen; Part Lot 225 Plan 204 Stephen Part 1; 22R3363; Municipality of South Huron

Schedule “B”
Approved Plans

Note: It is understood and agreed that this Schedule forms part of the Municipality’s Agreement.

Development Engineering

Functional Servicing Report (85 pages) – Dated July 12, 2024.

Sheet SP – Site Plan – Dated October 30th 2024.

Sheet SE1 – Existing conditions, removals and erosion sediment control plan - Dated October 30th, 2024.

Sheet SE2 – Servicing Plan - Dated October 30th 2024

Sheet SE3 – Grading Plan - Dated October 30th 2024

Sheet SE4 – Construction Notes & Details - Dated October 30th 2024

Drawing No: S1 – Elevations and Details – Sound Attenuation Wall – Dated November 12, 2024.

Kim Husted Surveying Ltd.

Survey of property – Project 23-19131RP

Schedule “C”
Traffic Study

Note: It is understood and agreed that this Schedule forms part of the Municipality’s Agreement.

Paradigm Transportation Solutions

Transportation Impact Study (102 pages) – last revised February 2021

Schedule “D”
Security to be provided

Note: It is understood and agreed that this Schedule forms part of the Municipality’s Agreement.

Prince Albert Product Storage Yard Security Calculation – Dated October 10, 2024.

Item	Cost
Site Preparation and ESC	\$10,000.00
Storm Sewers	\$87,885.00
Site Grading and Restoration	\$774,390.00
External Works	<u>\$46,783.50</u>
	Subtotal
	\$919,058.50
	13% HST
	<u>\$119,477.61</u>
Total Construction Costs	\$1,038,536.11



Staff Memo

To: South Huron Council
From: Vanessa Polselli, Planning Coordinator
Date: November 3rd, 2025
Re: SPA 1- 2024 - Kinwin Inc - 70114b Grand Bend Line

Purpose:

For approval

Background and Analysis:

An application for the above site plan approval was submitted to the Municipality on March 15th, 2024. The subject property is 70114b Grand Bend Line (*CON 20 PT LOT 12 AS RP 22R70;PART 2 WITH ROW OVER RP;22R70 PART 1*). This property is approximately 3.34 hectares (8.26 acre).

This property was rezoned in 2022 to Airport Lands – Airport Related Uses with special provisions (AL2-2). This property is designated as Airport Commercial, pursuant to the South Huron Official Plan. The applicant is proposing five self-storage buildings.

This application has gone through the formal site plan approval process, being reviewed by the Site Plan Review Group with a recommendation of approval. CAO Msuya-Collison through her delegation as approval authority for site plan control, pursuant to Site Plan Control By-Law 34-2008, as amended, has provided approval of this site plan control application and the attached agreement.

The Agreement is attached with By-law 69-2025 for Council consideration.

The Corporation of the Municipality of South Huron

By-Law #69-2025

Being a By-law to authorize the execution of a Site Plan Agreement between the Corporation of the Municipality of South Huron and KINWIN INC in the Municipality of South Huron in the County of Huron.

Whereas Section 5 of the *Municipal Act 2001, S.O. 2001*, as amended, provides that a municipal power shall be exercised by by-law unless the Municipality is specifically authorized to do otherwise; and

Whereas Section 41(4) of the Planning Act, R.S.O. 1990, as amended, provides that the council of a municipality may exercise site plan control over certain properties,

Whereas Council of The Corporation of the Municipality of South Huron deems it expedient to enter into a Site Plan Agreement with KINWIN INC in the Municipality of South Huron in the County of Huron, pursuant to Section 41 of the *Planning Act*, as amended;

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

1. That the Site Plan Agreement between the Municipality of South Huron and KINWIN INC identified as Schedule "A" and attached hereto, forms an integral part of this by-law and is hereby adopted.
2. That South Huron Council hereby delegates the authority to approve revisions to the site plan agreement between the Municipality of South Huron and KINWIN INC to the Chief Administrative Officer.
3. That the Mayor and Clerk are hereby authorized to sign the Site Plan Agreement on behalf of the Municipality of South Huron.
4. That this By-Law takes effect upon the date of final passing.

Read a first and second time this 3rd day of November 2025.

Read a third time and passed this 3rd day of November 2025.

George Finch, Mayor

Alex Wolfe, Clerk

By signing this By-Law on November 3, 2025, Mayor Finch will not exercise the power to veto this By-Law as provided for under 284.11 of the Municipal Act.

This Agreement made in triplicate on the _____ day of _____, 2025.

B e t w e e n:

The Corporation of The Municipality of South Huron

(Hereinafter referred to as the “Municipality”)

Of The First Part

– And –

KINWIN INC

(Hereinafter referred to as the “Owner”)

Of The Second Part

Whereas the Owner is entering into this agreement with the Municipality dealing with the facilities, works and matters hereinafter mentioned and the provision and maintenance thereof by the Owner and any and all subsequent owners to the satisfaction of and at no expense to the Municipality, as a condition to the approval pursuant to Section 41 of the Planning Act, as amended, of site plans and drawings for a development (hereinafter called the “development”) on the lands and premises of the Owner more particularly described in the Schedule “A” attached hereto in the Municipality of South Huron, in the County of Huron (the “property”).

Now Therefore Witnesseth that in consideration of the covenants and provisions herein and for other good and valuable consideration now paid by the Municipality to the Owner (the receipt and sufficiency of which the Owner hereby acknowledges), the Municipality and the Owner covenant, agree and provide with each other that the Owner shall do and perform, at no expense to the Municipality (unless otherwise expressly provided herein), the following matters and things:

1. Schedules Attached:

Schedules Attached - The following schedules are attached to, and form part of, this Agreement:

- | | |
|----------------|----------------------|
| Schedule “A” - | Description of Lands |
| Schedule “B” - | Approved Plans |
| Schedule “C” - | Security |

2. Stormwater Management:

The Owner shall undertake all work required to implement the Stormwater Management Plan, prepared by MR Engineering and Design Ltd. and approved by the Municipality. The approved stormwater management plan is referenced in the Approved Plans.

All stormwater management works for this property must be constructed to the satisfaction of the Municipality, prior to the Chief Building Official issuing an occupancy permit for any building shown on the property. The Owner agrees to maintain the property in such a manner that ensures compliance with the Approved Plans.

3. Site Servicing

Sewage System:

Developments in areas where municipal services are not available a Class 4 system must be installed to the satisfaction of the Chief Building Official.

Water System:

The water system within the lands described in Schedule A must be installed as per the Ontario Building Code.

The water system within the lands installed for fire protection must be installed as per the most recent Standard Waterworks Specifications.

4. Water Service Within the Access:

The installation of the water service within the right-of-way accessing the lands described in Schedule A shall be installed, inspected and commissioned as per the most recent Standard Waterworks Specifications.

5. Parking:

A minimum of eleven (11) of the parking spaces are required to be established on the property.

Of those eleven (11) spaces, one (1) shall be designated as an accessible parking space as follows: one (1) shall be Type “A” accessible parking spaces and zero (0) are required to be Type “B” accessible parking spaces as shown on the Approved Plans. Such accessible spaces shall be clearly marked with pavement markings and vertical signage containing the international symbol of access. An accessible route shall be provided from the designated parking spaces to the barrier free entrance of the building. All facilities designed to have regard for accessibility shall incorporate the County of Huron’s Universal Design and Accessibility Guidelines for Site Plan Control.

The Owner shall provide, at its own expense, and at all times maintain on the property, parking areas in accordance with the applicable Zoning By-law.

6. Lighting and Photometric Facilities:

All LED lighting Fixtures on the property shall be oriented, and its intensity controlled so as to prevent glare on adjacent roadways and adjacent properties to the satisfaction of the Municipality. Confirmation that lighting has been completed in accordance with the Approved Plans must be provided to the Chief Building Official.

7. Landscaping:

The Owner shall landscape the property and thereafter maintain the same in conformity with the Approved Plan, to the satisfaction of the Municipality of South Huron.

8. Screening:

If refuse and recycling storage is provided, it shall be visually screened within one (1) year from the date of registration of this agreement.

9. Fire Route Designation:

The fire route and its applicable signage shall be installed as per the Approved Drawings. The Fire Chief at any time may require additional signage to be installed at their discretion. The fire route and its required signage must be installed and inspected by either the Fire Chief or Chief Building Official prior to occupancy.

10. Fire Protection:

Fire protection shall be provided as per the Approved Plans, and in compliance with Municipal Design Standards. Fire protection must be provided by municipal water supply, if available or on-site water supply, if municipal water supply is not available to the satisfaction of the Chief Building Official and Fire Chief. Fire

protection must be installed and operational prior to occupancy.

11. 'As Constructed' Drawings:

The Owner shall provide for the Municipality's records 'as constructed' drawings to the satisfaction of the Municipality for site services installed by the Owner. These drawings shall be submitted in a satisfactory digital form prior to the release of security required by this agreement. The development shall be completed in accordance with the Approved Plans and this Agreement.

12. Inspection and Completion of Works:

Where the Owner is required to construct certain works to be assumed by the Municipality or carry out work within a public highway, walkway or easement, the Owner shall have his Professional Engineer provide a qualified inspector acceptable to the Municipality to carry out on-site inspection of the works. The Professional Engineer will also supervise the site work being completed and will certify completion. Upon completion of the work and prior to requesting the Municipality to assume the works, the Owner shall supply the Municipality, in a form acceptable, a certificate of the Owner's Professional Engineer substantially in the following form:

Certificate of Completion of Works

To: The Corporation of the Municipality of South Huron

For good and valuable consideration now paid by the Corporation of the Municipality of South Huron (hereinafter called the "MUNICIPALITY"), the receipt and sufficiency of which I/we hereby acknowledge, I/we hereby certify that the municipal services constructed pursuant to the Development Agreement between the Municipality and (Owner's Name) registered as No. _____ relating to municipal number Lot/Block No. _____ Plan No. _____ have been

- (a) inspected during construction in accordance with standard engineering practice; and
- (b) constructed in accordance with the plans and specifications approved by the Municipality.

Delivered under my/our hand and professional seal at South Huron, Ontario this _____ day of _____, 20____.

Registered Professional Engineer

The Owner acknowledges and agrees that the form of the Certificate of Completion of Works required under this paragraph may vary depending on the development's requirements.

13. Signage:

Provide confirmation that sign(s) and pavement markings have been installed in accordance with the Approved Plan.

14. Subsurface Drainage:

The Owner shall notify the Municipality, in writing, in the event that any existing sewer or drain is encountered during the progress of construction. The Owner

shall have its Engineer investigate the matter and shall comply with the recommendations of the Owner's Engineer, as approved by the Municipality, with respect to the sewer or drain encountered. Such recommendations may include connecting the existing sewer to a new sewer being constructed or into another existing sewer, at no expense to the Municipality. The Owner shall also ensure that there is no interruption of any subsurface drainage flow because of construction on the site which would have an adverse effect on neighbouring properties. Should such an interruption occur, the Owner shall carry out any necessary remedial work to correct the problem as requested by the Municipality and to the satisfaction of the Municipality at no expense to the Municipality.

15. Abandoned Private Drain Connections:

The Owner acknowledges that any abandoned existing private drain connections shown on the site plans or encountered during construction are to be excavated at the street line and sealed to the satisfaction of the Municipality.

16. Existing Private Drain Connections:

The Owner acknowledges that any existing private drain connections which are proposed for re-use are to be excavated at the street line and inspected and approved by the Municipality for such re-use.

17. Undertaking of Construction:

If no building permit is issued for the development within two (2) years of the date of the approval of the site plans and drawings pursuant to Section 41 of the Planning Act, (Ontario), as amended, or if a building permit is issued but, in the opinion of the Chief Building Official, the Owner does not seriously commence construction of the development within two (2) years from the date of the approval of the site plans and drawings pursuant to Section 41 of the Planning Act (Ontario), as amended, or if any building permit issued for this development is revoked at any time, the Municipality in its sole discretion may revoke its approval of the plans and drawings and may terminate the agreement by giving notice in writing and by registering a notice that the approval is revoked and the agreement is terminated.

18. Work According to Plans:

As the Owner has entered into this agreement as a condition precedent to the approval by the Municipality of site plans and drawings dealing with the facilities, works and matters mentioned herein, the Owner shall submit from time to time one or more plans and drawings as may be required pertaining to any of these facilities, works and matters including but not restricted to any plans or drawings specifically mentioned herein. Such plans and drawings as and when approved by the Municipality, whether before or after the date upon which this agreement is entered into, shall be treated as forming part of this agreement in the same manner and to the same extent as if such plans and drawings had been approved and actually attached to this agreement at the time that it is entered into. In all matters not herein provided for, the Owner shall develop the property and shall use the same in accordance with the applicable Zoning By-Law of the Municipality, as amended. The provisions of this agreement and any approved site plan or drawing pertaining to a facility, work or matter shall be construed and applied as complementary to each other but in the event of any conflict, the plan or drawing receiving the last approval shall govern. Without restricting the generality of this clause, the Owner shall develop the property and shall construct works and maintain them in perpetuity in accordance with the Approved Plans.

19. Work at Owner's Risk:

All incidental matters including but not restricted to the removal and planting of trees; cutting, replacing and installing approaches; relocating utilities, pipes,

poles, valves and equipment; resetting drains and manholes; and all other things required by this agreement or by the Municipality shall be carried out by the Owner at his own risk and expense. All work must be completed to the satisfaction of the Municipality and to the satisfaction of the owner of such utilities.

20. Completion of Work:

All work required under this agreement, including but not restricted to asphalt surfacing, fencing, establishment of landscaping and as constructed drawings, completion of services and any other work set out herein, shall be completed or delivered, as the case may be, within a period of nine (9) months from the date of substantial completion of construction of the development as determined by the Chief Building Official. All such work shall be performed to the satisfaction of the Chief Building Official of the Municipality.

21. Securities:

In order to ensure due performance of all work required under this agreement and to protect the Municipality in respect of its liability for holdback of costs under Section 17 of the Construction Act (Ontario), as amended, for any work on municipal property and private property that may have affect to neighbouring lands, the Owner shall deposit with the Municipality prior to the execution of the agreement. An Irrevocable Letter of Credit from a chartered bank, issued in form and content satisfactory to the Municipality's Solicitor, in the amount of One Hundred Percent (100%) of the total securities as set out in Schedule "C".

All Letters of Credit shall be for a minimum guaranteed period of one (1) year or such longer time as the Municipality may decide. All Letters of Credit shall contain the following clause:

"PURSUANT TO THE REQUEST OF our customer: _____ we the _____ (Name of Bank) hereby establish and give you an Irrevocable Letter of Credit in your favour in the above amount which may be drawn on by you at any time and from time to time, upon written demand for payment made upon us by you which demand we shall honour without enquiring whether you have the right as between yourself and the said customer to make such demand, and without recognizing any claim of our said customer, or objection by it to payment by us."

Unless each and every Irrevocable Letter of Credit is renewed as noted above, the Municipality shall have the absolute right to refuse to issue building permits and to prohibit occupancy, whether partially or fully completed, from the said date thirty (30) days prior to the expiration of that Letter of Credit.

i. Security Release

General securities outlined in Schedule "C" will be released upon the completion of all works in accordance with the Approved Plans, to the satisfaction of the Municipality of South Huron.

22. Development Charges:

The Owner shall pay all development charges applicable to the development in accordance with the By-laws of the Municipality of South Huron.

23. Municipality's Right to Enter:

The Municipality or any of its officers, servants or agents may, from time to time, at all reasonable times and upon producing proper identification, enter upon the property for the purposes of inspecting the facilities, works and matters to be provided and maintained under this agreement in accordance with the Approved

Plans and for the purpose of providing or maintaining at the Owner's expense any facility, work or matter in default of the Owner providing or maintaining the same where such default has continued for fifteen (15) days or more. The Municipality, its officers, servants and agents shall not be liable to the Owner or any occupant of the lands and premises for any losses or damages of any kind whatsoever arising in any way from entry for such purposes. In the event of an emergency, the Municipality's right to enter under this provision shall not be limited to situations in which the default of the Owner has continued for more than fifteen (15) days.

24. Road Allowance Indemnity:

Except as otherwise expressly provided in this agreement, the right of the Owner to use and occupy any untravelled portions of road allowances shall, at all times, be at the will of the Municipality and the construction and maintenance of any and all curbs, pavements, plantings and other improvements or works thereon shall at all times be at the risk and expense of the Owner. The Owner shall indemnify and save harmless the Municipality and any of its officers, employees or servants from and against all actions, suits, claims, damages, demands, costs, including reasonable legal fees and disbursements, liabilities and any other claims which may be brought against or made upon the Municipality or any of its officers, employees or servants in consequence of the use and occupation of untraveled portions of road allowances by the Owner or the construction, maintenance or existence of curbs, pavements, plantings or other improvements of the Owner thereon. Any amounts owed by the Owner to the Municipality under this indemnity shall constitute a lien and charge upon the lands of the Owner and shall be collectible in like manner as municipal taxes. Without limiting the foregoing agreement to indemnify, the Municipality may, in case any such action, suit, claim or demand is brought or made against the Municipality or any of its officers, employees or servants, settle any such action, suit, claim or demand on such terms as the Municipality shall see fit, and the Owner shall thereupon forthwith pay to the Municipality the sum or sums so paid, together with such sum as shall represent the reasonable costs of the Municipality and its solicitor in defending or settling any such action, suit, claim or demand.

25. Insurance:

Prior to the parties executing the Agreement, the Owner shall supply the Municipality with a certified copy of a comprehensive general liability insurance policy with limits in an amount and in a form acceptable to the Municipality. The minimum limits of such policies shall be \$5,000,000 all inclusive, but the Municipality shall have the right to set higher amounts. Such policy or policies shall be issued, with the Municipality being named as an additional insured. The said insurance policy shall indemnify the Municipality from any loss arising from any claims for damages, injury or otherwise in connection with the work done by or on behalf of the Owner. Such insurance policy shall provide coverage for a period of at least one (1) year and shall continue until all the work required by the Owner under this Agreement is completed and, where applicable, assumed by the Municipality. The said insurance policy must also include a provision confirming that the insurance policy shall not be cancelled or materially amended without providing the Municipality with fifteen (15) days' written notice of the insurer's intention to do so. The issuance of such a policy of insurance shall not be construed as relieving the Owner from responsibility for other or larger claims, if any, for which he may be held responsible.

To further clarify, the required Commercial General Liability insurance shall include, but not limited to, the following: Bodily Injury Liability, Property Damage Liability, Personal and Advertising Injury Liability, Products and Completed Operations Liability, Contractual Liability, Completed Operations Coverage, Additional Insured Endorsement.

26. General Indemnity:

The Owner shall indemnify and save harmless the Municipality and any of its officers, employees or servants from and against all actions, suits, claims, damages, demands, costs, including reasonable legal fees and disbursements, liabilities and any other claims which may be brought against or made upon the Municipality or any of its officers, employees or servants sustained or incurred by the Municipality or any of its officers, employees or servants as a result of the Municipality entering into this agreement with the Owner arising as a result of any work authorized or conducted by the Owner under this agreement. Any amounts owed by the Owner to the Municipality under this indemnity shall constitute a lien and charge upon the lands of the Owner and shall be collectible in like manner as municipal taxes. Without limiting the foregoing agreement to indemnify, the Municipality may, in case any such action, suit, claim or demand is brought or made against the Municipality or any of its officers, employees or servants, settle any such action, suit, claim or demand on such terms as the Municipality shall see fit, and the Owner shall thereupon forthwith pay to the Municipality the sum or sums so paid, together with such sum as shall represent the reasonable costs of the Municipality and its solicitor in defending or settling any such action, suit, claim or demand.

27. By-Laws:

Notwithstanding any of the provisions of this agreement, the Owner shall be subject to all By-Laws of the Municipality. In the event of conflict between the provisions of this agreement and the provisions of any By-Law of the Municipality, the provisions of the By-Law prevail.

28. Revisions:

The Chief Administrative Officer of the Municipality of South Huron or their designate is the approval authority for site plan control and pursuant to subsection 41(13) of the Planning Act, the Chief Administrative Officer is hereby authorized to approve minor changes to all existing Site Plan Agreements which have been approved by the Municipality prior to the enactment of By-Law 39-2022 and to all Site Plan Agreements approved by the Municipality subsequent to the enactment of By-law 39-2022. The Chief Administrative Officer shall, prior to approving any minor change to a Site Plan Agreement, confer with the Site Plan Review Group.

29. Subsequent Owners Bound:

Subject to the provisions of the Registry Act and the Land Titles Act, the covenants, agreements, conditions and understandings therein contained on the part of the Owner shall be conditions running with the land described in Schedule "A" hereto and shall be binding upon the Owner and their heirs, estate trustees, administrators, successors and assigns, as the case may be, and subsequent owners and occupiers of the said lands from time to time (and "Owner", wherever used in this agreement, is intended and shall be construed to include such subsequent owners and occupiers).

30. Separate Covenants:

All of the provisions of this agreement are and shall be construed and interpreted as covenants and agreements as though the words importing such covenants and agreements were used in each separate clause hereof. Should any covenant or provision of this agreement be adjudged unlawful or unenforceable, such covenant or provision shall be considered separate, distinct and severable from this agreement and the covenants and provisions of this agreement shall not be affected and shall remain fully enforceable.

31. Enforcing Performance of Requirements:

In addition to any remedy authorized or permitted by this agreement or by law, the Municipality, upon giving fifteen (15) days notice or forthwith in cases of emergency, may, in default of any matter or thing required to be done by the Owner under this agreement, do such matter or thing at the expense of the Owner and if the Municipality has incurred any expense, it may recover the expense by action, by performance bond or other security or by adding the said expenses to the tax roll and recovering same in like manner as municipal taxes. No proceeding by the Municipality under this clause and no waiver under any provision of this agreement shall prejudice the rights of the Municipality in respect of any subsequent default or any matter or thing required to be done by the Owner under this agreement. The rights of the Municipality may be enforced by any remedy authorized or permitted by the Agreement or By-Law and no such remedy shall be exclusive or dependent on any other remedy.

The Municipality may, in its absolute discretion, draw upon and use the funds from the irrevocable Letter of Credit delivered in connection with this application in the event any of the Site Works on the Approved Plans have not been or are not being provided or maintained to the Municipality's satisfaction during the installation and / or construction of the Site Works or in the event any of the Site Works have not been provided or completed by the Completion Date. The Municipality shall not, however, be obligated to provide, rectify, remediate, maintain, or complete the Site Works, or any part of them.

32. Number and Gender:

Words importing the singular only shall include the plural; words importing the masculine only shall include the female and words importing a person shall include corporations.

33. Notices:

Any notice required or permitted to be given hereunder shall be in writing and shall be effectively given if delivered personally or sent by registered mail in the case of notice to the Municipality as follows:

Municipality of South Huron
P.O. Box 759
322 Main Street South
Exeter ON, N0M 1S6

And in the case of notice to the Owners, as follows:

KINWIN INC
P.O Box 250
Exeter ON, N0M 1S6

Any notice so given shall be deemed conclusively to have been given and received when so personally delivered or on the third (3rd) business day following the sending thereof by registered mail.

34. Registration:

The Owner agrees that this document shall be registered against the title to the lands affected by it and that such registration shall be done by the Municipality. The cost of such registration and associated legal fees shall be the responsibility of the Owner.

The Owner further agrees that this agreement shall have priority over all mortgages that are registered against the property and the Owner hereby undertakes to deliver an agreement postponing those mortgages to this agreement and to register the same on title.

35. Costs:

Any costs incurred by the Municipality for the review, implementation and administration of this agreement (including engineering, administrative costs and legal fees) shall be borne by the Owner.

36. Approvals:

It is the responsibility of the owner to obtain all required permits and approvals from applicable agencies.

37. Requirements for access to the lands via an access easement or other resolution by Council to the satisfaction of the Municipality:

The Owner shall enter into an easement agreement by way of a permanent consent severance with the Owner(s) of land(s) adjacent to the development as applicable. The Owner is to provide the Municipality with a copy of this permanent easement and reference plan and shall register the easement, and reference plan on Title to the satisfaction of the Municipality. This easement is to be completed as described above prior to an occupancy permit being issued for any structures on the lands described in Schedule A.

Alternatively, access to the property described in Schedule A of this agreement could be provided by an alternative method, if authorized by Council, and to the satisfaction of the Municipality. To clarify, if Council authorizes municipal staff to proceed with access to the land provided via an alternative method, the entire process, including any assumption process must be completed prior to an occupancy permit being issued for any structures on the lands described in Schedule A.

38. Fees and Charges By-law:

Pursuant to the Fees and Charges By-law No. 35-2024, as amended, specifically Schedule "D", a fee of \$8,800.00 will be required to be paid once the water service is provided for this development.

In Witness Whereof the Municipality and the Owner hereto have hereunto affixed their Corporate Seals duly attested by the hands of their proper officers in that behalf, the day and year first written above.

The Corporation of the Municipality Of South Huron

Per: George Finch, Mayor

Per: Alex Wolfe, Clerk

We have authority to bind the Corporation.

Signed, Sealed and Delivered
In the presence of

KINWIN INC

Per: Christopher Drake, Authorized Signing Officer

I have the authority to bind the Corporation.

SCHEDULE “A”

Legal Description

PIN: 41251-0025: Pt lot 12 Con 12 Stephen Pt 2, 22RD70; T/W R106586 ; S/T
Reservations of Mines & Minerals in R82859; Municipality of South Huron

SCHEDULE “B”

Approved Plans

Note: It is understood and agreed that this Schedule forms part of the Municipality’s Agreement.

MR Engineering and Design LTD

- Sheet C1 – Existing conditions, removal & erosion control – revision 9. dated 08.19.25
- Sheet C2 – Site Plan – revision 9. dated 08.19.25
- Sheet C3 – Site Grading and Servicing Plan – revision 9. dated 08.19.25
- Sheet C4 – Stormwater Catchment Area – revision 9. dated 08.19.25
- Functional Servicing Report – revision October 15, 2024

Dakota Designs

- Sheet A2 – Elevation Drawings – revision January 7, 2025
- Sheet A1 – Elevation Building A & B - revision January 7, 2025
- Ontario Building Code Data Matrix

SCHEDULE “C”

Security to be Provided

Note: It is understood and agreed that this Schedule forms part of the Municipality’s Agreement.

MR23-263
Kinwin Inc.

Site Works - Estimate

Stormwater Management

Installation of erosion control measures		
Excavate SWM Pond		
Supply & install	58.5 m of 450mmØ STM	
Supply & install	32 m of 5250mmØ STM	
Supply & install	77.5 m of 750mmØ STM	
Supply & install	1 catch basin	
Supply & install	5 catch basin maintenance holes	
Supply & install	1 oil grit separator	
Supply & install	33 m2 rip-rap inlet/outlet	
Fine grading and repair disturbed areas (grassed)		
Sub-total		\$ 156,363.75

Sanitary Sewer Service

Supply & install 30 m 38mmØ LP SAN		
Supply & install setic tank and pump chamber		
Supply & install septic system leaching bed		
Fine grading and repair disturbed areas (grassed)		
Sub-total		\$ 32,487.50

Water Service

Supply & install 7 m 38mmØ water service		
Supply & install 557.7 m 150mmØ watermain		
Supply & install 12 connection/fittings/valves		
Supply & install 4 fire hydrants		
Sub-total		\$ 149,241.93

Entrance

Supply & install 9.0 m 750mmØ culvert		
Fine grading and repair disturbed areas (grassed)		
Sub-total		\$ 4,305.30

Access Road / Parking Lot / Curbs

Supply & grade 14956 m² gravel (includes sub-base)		
Supply & install 202 m² concrete parking		
Supply & install 473 tonne (90mm thick) HL4 Asphalt access route		
Sub-total		\$ 556,570.38

Landcaping

Miscellaneous trees and flower beds		
Sub-total		\$ 11,300.00

Site Lighting

Supply & install wall packs / pot lights on exterior of buildings		
Sub-total		\$ 11,300.00

Site Works Estimate - Total \$ 921,568.86
(HST included)

The Corporation of the Municipality of South Huron

By-Law #70-2025

Being a By-Law to amend By-Law 16-2025 to provide for collection of actual costs for construction of the Hill Municipal Drain 2025.

Whereas Council of The Corporation of the Municipality of South Huron passed By-Law #16-2025 to adopt the report of W.J. Dietrich, P. Eng., Dietrich Engineering Limited to provide for construction of the Hill Municipal Drain 2025 and to impose assessments against the respective properties for the estimated cost of construction in the amount of \$130,700.00; and

Whereas the project has now been completed and actual costs for construction, in the amount of \$128,503.81 has been determined; and

Whereas it is necessary to impose charges based on the actual costs of the project in relative proportion to the assessments contained in By-Law #16-2025;

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

1. That Schedule of Actual Assessment – Hill Municipal Drain 2025, identified as Schedule “A” and attached hereto, is hereby adopted and forms an integral part of this by-law.
2. That where lands in the same ownership have drainage assessments with an accumulated total of \$10 or less, the costs shall be charged to general municipal drain expenses.
3. That By-Law #16-2025 is hereby amended.
4. That this By-Law takes effect upon the date of final passing.

Read a first and second time this 3rd day of November 2025.

Read a third time and passed this 3rd day of November 2025.

George Finch, Mayor

Alex Wolfe, Clerk

By signing this By-Law on November 3, 2025, Mayor Finch will not exercise the power to veto this By-Law as provided for under 284.11 of the Municipal Act.

Schedule C - Assessment For Construction

TOTAL ACTUAL ASSESSMENT								
Lot or Part	Con.	Landowner	Roll No.	Total Estimated Assessment	Total Actual Assessment	Less 1/3 Gov't Grant	Less Allowance s	Net Assessment
Main Drain								
<u>Stephen Ward</u>								
<u>Concession 5</u>								
Pt Lot 10	5	R. Pertschy	5-011	\$63,295	\$62,231.41	\$20,743.80	\$13,630	\$27,857.61
* Pt Lot 10	5	G. Kenney	30-073	\$146	\$143.55			\$143.55
* Pt Lot 10	5	S. & S. Dinney	30-072	\$146	\$143.55			\$143.55
* Pt Lot 10	5	C. Hunt	30-074	\$289	\$284.14			\$284.14
* Pt Lot 10	5	G. Ash & K. Serle	30-075	\$289	\$284.14			\$284.14
* Pt Lot 10	5	F. & P. Palen	30-075-05	\$216	\$212.37			\$212.37
* Pt Lot 10	5	C. Bradley & C. Pedersen	30-075-10	\$216	\$212.37			\$212.37
* Pt Lot 10	5	K. & K. Ounsamone	30-075-15	\$216	\$212.37			\$212.37
* Pt Lot 10	5	P. & P. Allen	30-075-20	\$216	\$212.37			\$212.37
* Pt Lot 10	5	T. Mann	30-075-25	\$216	\$212.37			\$212.37
* Pt Lot 10	5	C. & L. Kinney	30-076	\$493	\$484.72			\$484.72
* Pt Lot 10	5	R. & Estate of M. Wein	30-077	\$382	\$375.58			\$375.58
* Pt Lot 10	5	D. Demaray	30-078	\$216	\$212.37			\$212.37
* Pt Lot 10	5	J. Fedyk	30-079	\$250	\$245.80			\$245.80
* Pt Lot 10	5	Estate of C. Kennedy & M.	30-080-01	\$274	\$269.40			\$269.40
* Pt Lot 10	5	R. & H. Clarke	30-080	\$347	\$341.17			\$341.17

Schedule C - Assessment For Construction

TOTAL ACTUAL ASSESSMENT								
Lot or Part	Con.	Landowner	Roll No.	Total Estimated Assessment	Total Actual Assessment	Less 1/3 Gov't Grant	Less Allowance s	Net Assessment
<u>Concession 6</u>								
Lot 9	6	S. & E. Pertschy	6-010	\$17,106	\$16,818.56	\$5,606.19		\$11,212.37
Pt Lot 10	6	1028094 Ontario Inc.	6-011-01	\$25,232	\$24,808.02	\$8,269.34		\$16,538.68
* Pt Lot 10	6	B. & J. Gielen	30-081	\$116	\$114.05			\$114.05
* Pt Lot 10	6	B. Gielen	30-082	\$355	\$349.03			\$349.03
* Pt Lot 10	6	M., J. & S. Morley	30-083	\$181	\$177.96			\$177.96
* Pt Lot 10	6	D. Moore & E. Wurm	30-096	\$227	\$223.19			\$223.19
* Pt Lot 10	6	R. Van Valkengoed	30-097	\$289	\$284.14			\$284.14
* Pt Lot 10	6	R. Marshall	30-098	\$331	\$325.44			\$325.44
* Pt Lot 10	6	C. Medri	30-099	\$158	\$155.35			\$155.35
* Pt Lot 10	6	R. & T. Smale	30-141	\$135	\$132.73			\$132.73
* Pt Lot 10	6	R. Haggitt & R. Martens	30-140	\$146	\$143.55			\$143.55
* Pt Lot 10	6	D. Broom	30-139	\$150	\$147.48			\$147.48
* Pt Lot 10	6	G. & B. Dunlop	30-137	\$146	\$143.55			\$143.55
* Pt Lot 10	6	R. Magee	30-138	\$146	\$143.55			\$143.55
* Pt Lot 10	6	R. & J. Green	30-136	\$170	\$167.14			\$167.14
* Pt Lot 10	6	R. Delbridge & E. Vrolyk	30-135-98	\$331	\$325.44			\$325.44
* Pt Lot 10	6	M. & S. Laye	30-135-96	\$331	\$325.44			\$325.44
* Pt Lot 10	6	M. Butler & J. Coates	6-011-07	\$116	\$114.05			\$114.05
* Pt Lot 10	6	W. & T. Johrendt	6-011-06	\$112	\$110.12			\$110.12

Schedule C - Assessment For Construction

TOTAL ACTUAL ASSESSMENT									
Lot or Part	Con.	Landowner	Roll No.	Total Estimated Assessment	Total Actual Assessment	Less 1/3 Gov't Grant	Less Allowance s	Net Assessment	
* Pt Lot 10	6	J. & T. Crown	6011-05	\$116	\$114.05			\$114.05	
* Pt Lot 10	6	H. , D. & J. Hurst	6011-04	\$123	\$120.93			\$120.93	
* Pt Lot 10	6	A. , A. & K. Kester	6011-03	\$123	\$120.93			\$120.93	
* Pt Lot 10	6	G. & B. Smith	6-014	\$289	\$284.14			\$284.14	
* Pt Lot 10	6	L. Brintnell & S. Cavanagh	6-013	\$146	\$143.55			\$143.55	
* Pt Lot 10	6	L. Hayter	6-012	\$146	\$143.55			\$143.55	
<u>Concession 7</u>									
Pt Lot 10	7	J. Morrissey	7-012-01	\$5,132	\$5,045.77	\$1,681.92		\$3,363.85	
* Pt Lot 10	7	J. Paff	30-108	\$146	\$143.55			\$143.55	
* Pt Lot 10	7	P. & G. Wuerth	30-107	\$243	\$238.92			\$238.92	
* Pt Lot 10	7	G. Cormier & S. Wuerth	30-106	\$266	\$261.53			\$261.53	
* Pt Lot 10	7	M. & G. Albiston	30-104	\$77	\$75.71			\$75.71	
* Pt Lot 10	7	D. Tripp & D. Faubert	30-103	\$100	\$98.32			\$98.32	
* Pt Lot 10	7	W. Paff	30-122	\$46	\$45.23			\$45.23	
* Pt Lot 10	7	B. Gielen	30-121-05	\$146	\$143.55			\$143.55	
* Pt Lot 10	7	M. Gibson	30-121	\$146	\$143.55			\$143.55	
* Pt Lot 10	7	K. Wallace	30-120	\$146	\$143.55			\$143.55	
* Pt Lot 10	7	R. & J. Feltz	30-119	\$146	\$143.55			\$143.55	
* Pt Lot 10	7	A. Kinsman	30-118	\$250	\$245.80			\$245.80	
* Pt Lot 10	7	R. & K. Mitchell	30-117-40	\$208	\$204.50			\$204.50	

Schedule C - Assessment For Construction

TOTAL ACTUAL ASSESSMENT								
Lot or Part	Con.	Landowner	Roll No.	Total Estimated Assessment	Total Actual Assessment	Less 1/3 Gov't Grant	Less Allowance s	Net Assessment
* Pt Lot 10	7	R. & S. Fletcher	30-117-35	\$208	\$204.50			\$204.50
* Pt Lot 10	7	R. and D. Lord	30-117-25	\$208	\$204.50			\$204.50
* Pt Lot 9	7	D. Thompson	7-010	\$254	\$249.73			\$249.73
Pt Lot 9	7	S. & R. Pertschy	7-011	\$343	\$337.24	\$112.41		\$224.83
Total Assessment on Lands				\$121,993	\$119,943.12	\$36,413.66	\$13,630	\$69,899.46
Parr Line		Municipality of South Huron		\$6,363	\$6,256.08			\$6,256.08
County Road 10		County of Huron		\$2,344	\$2,304.61			\$2,304.61
Total Assessment on Roads				\$8,707	\$8,560.69			\$8,560.69
Total Assessment on Lands and Roads								
Hill Municipal Drain 2025				\$130,700	\$128,503.81	\$36,413.66	\$13,630	\$78,460.15

NOTES:

1. * Denotes lands not eligible for ADIP grants.
2. The NET ASSESSMENT is the total estimated assessment less a one-third (1/3) Provincial grant, and allowances, if applicable.
3. The NET ASSESSMENT is provided for information purposes only.

The Corporation of the Municipality of South Huron

By-Law #71-2025

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 **Budget Meeting of October 27, 2025 and the Regular Council Meeting of November 3, 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 3rd day of November 2025.

Read a third time and passed this 3rd day of November 2025.

George Finch, Mayor

Alex Wolfe, Clerk

By signing this By-Law on November 3, 2025, Mayor Finch will not exercise the power to veto this By-Law as provided for under 284.11 of the Municipal Act.