



MUNICIPALITY OF MORRIS-TURNBERRY

COUNCIL AGENDA

Tuesday, February 21st, 2023, 7:30 pm

The Council of the Municipality of Morris-Turnberry will meet electronically in regular session on the 21st day of February 2023, at 7:30 pm.

1.0 CALL TO ORDER

Disclosure of recording equipment.

2.0 ADOPTION OF AGENDA

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the agenda for the meeting of February 21st, 2023, as circulated.

~

3.0 DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST

4.0 MINUTES

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the February 7th, 2023, Council Meeting Minutes as written.

~

5.0 ACCOUNTS

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby approves for payment the February 21st accounts in the amount of \$193,929.54.

~

6.0 PUBLIC MEETINGS AND DEPUTATIONS

None.

7.0 STAFF REPORTS

7.1 TREASURER

7.1.1 2022 Council and Board Remuneration

A report has been prepared by Treasurer Sean Brophy in this regard for the information of Council.

8.0 **BUSINESS**

8.1 NOTICE OF MOTION – COUNCILLOR MCCALLUM

A report has been prepared by CAO/Clerk Trevor Hallam in this regard.

8.2 HCFA FORUM REPRESENTATIVES

An invitation has been received from the Huron County Federation of Agriculture for two representatives of Council to attend the MP/MPP Local Politician Forum on March 31st. Staff recommend appointing two representatives by resolution.

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby appoints _____ and _____ to attend the Huron County Federation of Agriculture MP/MPP Local Politician Forum as representatives of the Municipality.

~

8.3 PICKUP TRUCK PURCHASE

A report has been prepared by Director of Public Works Mike Alcock and CAO/Clerk Trevor Hallam in this regard.

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby authorizes single source procurement to acquire a new 2022 F150 Crew Cab Pickup Truck from Leslie Motors in Wingham for a net cost of \$51,163 (excluding HST) and authorize the Director of Public Works to execute the required documents to complete the transaction

~

8.4 DEMOLITION AGREEMENTS

A report has been prepared by CAO/Clerk Trevor Hallam in this regard.

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby directs staff to return by-laws authorizing the execution of demolition agreements for 40924 Morris Road and 42204 Blyth road..

~

8.5 NWMO EDUCATION GRANT CONTINUATION

A report has been prepared by CAO/Clerk Trevor Hallam in this regard.

*Moved by ~
Seconded by ~*

THAT leave be given to introduce by-law 10-2023, being a by-law to execute a funding agreement between the Municipality of Morris-Turnberry and the Nuclear Waste Management Organization for the Early Investment in Education and Skills program, and that it now be read severally a first, second, and third time, and finally passed this 21st day of February 2023.

~

9.0 **COUNCIL REPORTS**

Kevin Freiburger

Jamie McCallum

Sharen Zinn

Jodi Snell

Jamie Heffer

10.0 **CORRESPONDENCE, MINUTES, ITEMS FOR INFORMATION**

- 10.1 Media Release – Coldest Night of the Year – Perth Huron United Way
- 10.2 Media Release – Student Job Fair – Huron County
- 10.3 Compliance Summary 2021 – Belgrave Water System
- 10.4 Monthly Report – Belgrave Water January 2023
- 10.5 Correspondence – Belmore Arena Funding – Randy Scott
- 10.6 Service Line Warranties Canada – New Council Information
- 10.7 Notice – Official Plan Amendment 11
- 10.8 Report for Information – Small-Scale On-Farm Business Tax Subclass – Huron County
- 10.9 Resolution – Cannabis Act – Huron County Council
- 10.10 Outstanding Action Items

11.0 **NEW BUSINESS**

None.

12.0 **BY-LAWS AND AGREEMENTS**

12.1 AMEND PROPERTY STANDARDS BY-LAW

At the February 7th meeting of Council, staff were directed to return a by-law to repeal and replace by-law 120-2017, the municipality's Building By-law. By-law 11-2023 is included here for consideration.

*Moved by ~
Seconded by ~*

THAT leave be given to introduce By-Law # 11-2023, being a by-law under the Ontario Building Code Act respecting construction, demolition, change of use permits, and inspections, and that it now be read severally a first, second, and third time, and finally passed this 21st day of February 2023.

~

12.2 PRECONSULTATION BY-LAW

At the February 7th meeting of Council, staff were directed to return a by-law to require applicants to consult with the Municipality prior to submission of development applications. By-law 12-2023 is included here for consideration.

*Moved by ~
Seconded by ~*

THAT leave be given to introduce By-Law # 12-2023, being a by-law to require development applicants to consult with the Municipality prior to submission of development applications, and that it now be read severally a first, second, and third time, and finally passed this 21st day of February 2023.

~

12.3 SITE PLAN CONTROL BY-LAW

At the February 7th meeting of Council, staff were directed to return a by-law to repeal and replace by-law 18-2020, the municipality's Site Plan Control by-law. By-law 13-2023 is included here for consideration.

*Moved by ~
Seconded by ~*

THAT leave be given to introduce By-Law # 13-2023, being a by-law to designate a Site Plan Control Area pursuant to Section 41 of The Planning Act, and that it now be read severally a first, second, and third time, and finally passed this 21st day of February 2023.

~

12.4 REPEAL GARDEN SUITE BY-LAWS

At the February 7th meeting of Council, staff were directed to return a by-law to repeal certain Temporary Use By-laws and by-laws authorizing Garden Suite agreements to transition eligible Garden Suites to Additional Residential Units. By-law 14-2023 is included here for consideration.

*Moved by ~
Seconded by ~*

THAT leave be given to introduce By-Law # 14-2023, being a by-law to repeal certain by-laws of the Municipality of Morris-Turnberry with respect to Garden Suites, and that it now be read severally a first, second, and third time, and finally passed this 21st day of February 2023.

~

13.0 **CLOSED SESSION**

13.1 Enter closed session

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry enter a closed session at ____ p.m., with the CAO/Clerk remaining in attendance, for the purpose of discussing confidential matters pursuant to the following sections of the Municipal Act:

- 1. Section 239 (2) (c) regarding a proposed acquisition of land by the municipality;*
- 2. Section 239 (2) (e) regarding litigation before an administrative tribunal;*
- 3. Section 239 (2) (k) regarding negotiations to be carried on by the municipality*

~

13.2 Return to open session

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry rise from a closed session at ____ p.m.

~

13.3 Report and Action from Closed Session.

14.0 **CONFIRMING BY-LAW**

*Moved by ~
Seconded by ~*

THAT leave be given to introduce By-Law # 15-2023, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on February 21st, 2023, and that it now be read severally a first, second, and third time, and finally passed this 21st day of February 2023.

~

15.0 **ADJOURNMENT**

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry does now adjourn at ____ pm.

~

NEXT MEETINGS:

Regular Meeting of Council – Tuesday, March 7th, 2023, 7:30 pm
Regular Meeting of Council – Tuesday, March 21st, 2023, 7:30 pm



MUNICIPALITY OF MORRIS-TURNBERRY

COUNCIL MINUTES

Tuesday, February 7th, 2023, 7:30 pm

The Council of the Municipality of Morris-Turnberry met in Council Chambers in regular session on the 7th day of February 2023, at 7:30 pm.

Council in Attendance

Mayor Jamie Heffer
Deputy Mayor Kevin Freiburger
Sharen Zinn
Jodi Snell
Jamie McCallum

Staff in Attendance

Trevor Hallam	CAO/Clerk
Kirk Livingston	Chief Building Official / Drainage Superintendent / Property Standards Officer / Zoning Administrator
Meghan Tydd-Hrynyk	Huron County Planner

Others in Attendance

James Taylor	
Jeff Bannerman	
Terry Curran	Applicant, MV01-2023
Lexi Curran	Applicant, MV01-2023
Scott Stephenson	The Citizen
Mike Wilson	Wingham Advance Times

1.0 CALL TO ORDER

Mayor Heffer called the meeting to order at 7:30 pm

Mayor Heffer noted that Mike Wilson and Scott Stevenson disclosed the use of recording equipment for the purpose of writing articles to the Clerk in advance of the meeting.

2.0 ADOPTION OF AGENDA

Motion 18-2023

*Moved by Kevin Freiburger
Seconded by Sharen Zinn*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the agenda for the meeting of February 7th, 2023, as circulated.

Carried.

3.0 DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST

None.

4.0 **MINUTES**

Motion 19-2023

*Moved by Jodi Snell
Seconded by Jamie McCallum*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the January 17th and January 25th, 2023, Council Meeting Minutes as written.

Carried.

5.0 **ACCOUNTS**

Motion 20-2023

*Moved by Sharen Zinn
Seconded by Kevin Freiburger*

THAT the Council of the Municipality of Morris-Turnberry hereby approves for payment the February 7th accounts in the amount of \$317,048.68.

Carried.

6.0 **PUBLIC MEETINGS AND DEPUTATIONS**

6.1 CORRESPONDENCE REGARDING POTENTAIL SOIL CONTAMINATION

Jim Taylor expressed his concerns to Council regarding soil contamination on a neighboring property.

A report prepared by CAO/Clerk Trevor Hallam describing the information gathered by staff in advance of the meeting regarding this issue was provided for the information of Council.

Mr. Livingston offered to visit the site to inspect the surface runoff entering the storm drain in front of the subject property.

Council gave no further direction.

6.2 COMMITTEE OF ADJUSTMENT

Application MV01/23 (Terry and Lexi Curran/TJ Enterprise Inc)
Concession 12, Lot 16, Turnberry (91552 London Road)

Motion 21-2023

*Moved by Sharen Zinn
Seconded by Jamie McCallum*

THAT The Council of the Municipality of Morris-Turnberry hereby adjourns their Council Meeting and the Committee of Adjustment hereby opens a meeting to review application for Minor Variance MV01-2023, submitted by Terry and Lexi Curran for TJ Enterprise Inc.

Carried.

COMMITTEE OF ADJUSTMENT MEETING

6.2.1 Call to Order

Mayor Heffer called the meeting to order at 7:47 pm.

6.2.2 Declaration of Pecuniary Interest

None declared.

6.2.3 Purpose

The application proposes to reduce the MDS setback of 563 m to 410 m to the neighbouring house to the south-east of the subject property.

6.2.4 Application Process

An application for a Minor Variance was submitted by Terry and Lexi Curran and considered complete on January 23rd, 2023.

Notice of a Public Meeting was mailed by the municipality to all property owners within 60m of the property on January 24th, 2023, and notice was posted on the subject property. A change to the application was made by the applicants, and an amended notice was circulated and posted on January 27th, 2023.

A report prepared by Huron County Planner Meghan Tydd-Hrynyk regarding this application was provided to the Committee in advance of the meeting.

6.2.5 Comments

1. Planner's Report

Ms. Tydd-Hrynyk presented her report.

2. Committee's Questions and/or Comments

None.

3. Applicant and/or Agent

None.

4. Others

None.

6.2.6 Recommendation

It is recommended that application MV01-2023 be approved with the following conditions:

1. The structure be located within the footprint shown on the sketch that accompanied the application;
2. The variance approval is valid for a period of 18 months from the date of Council's decision.

6.2.7 Committee of Adjustment Decision

Motion 22-2023

Moved by Jamie McCallum

Seconded by Jodi Snell

THAT The Committee of Adjustment of the Municipality of Morris-Turnberry, considering the variance to be minor, to maintain the appropriate development of the lands, and to maintain the general intent of the Morris-Turnberry Zoning By-law 45-2014 and the Morris-Turnberry Official Plan, hereby approves application for minor variance MV01-2023, submitted by Terry and Lexi Curran for TJ Enterprise Inc., subject to the following conditions:

1. *The structure be located within the footprint contained on the sketch that accompanied the application;*
2. *The variance approval is valid for a period of 18 months from the date of Council's decision.*

Carried.

6.2.8 Close Committee of Adjustment

Motion 23-2023

*Moved by Sharen Zinn
Seconded by Kevin Freiburger*

THAT The Committee of Adjustment hereby adjourns their meeting.

Carried.

7.0 **STAFF REPORTS**

None.

8.0 **BUSINESS**

8.1 PROPOSED CHANGES DUE TO BILL 23 AND BILL 109

Kirk Livingston, Chief Building Official / Drainage Superintendent / Property Standards Officer / Zoning Administrator, presented a report in this regard.

Motion 24-2023

*Moved by Kevin Freiburger
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris-Turnberry hereby directs staff to return a Pre-Consultation by-law, updated Building by-law and updated Site Plan Control by-law for consideration at the next meeting of Council.

Carried.

8.2 GRANT MUNICIPAL DRAIN PETITION FOR IMPROVEMENT

Kirk Livingston, Chief Building Official / Drainage Superintendent / Property Standards Officer / Zoning Administrator, presented a report in this regard.

Motion 25-2023

*Moved by Jamie McCallum
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris Turnberry hereby accept the Petition for Drainage Works by Owners of South half Lot 30, Concession 4, (formerly Morris Ward) for a branch to the Grant Municipal Drain, as described in the petition submitted by Ross McCall under Section 4 of the Drainage Act;

AND FURTHER, that Council hereby accepts and approves the Petition for Drainage Works and instructs the Clerk to send the notice required under Section 5 of the Drainage Act to the Maitland Valley Conservation Authority, the Ontario Ministry of Agriculture Food and Rural Affairs, the Clerk of an adjacent Municipality and to the petitioners who submitted the Petition for Drainage Works;

AND FURTHER THAT Headway Engineering be appointed to prepare a report to fulfil the requirements under Section 8 of the Drainage Act for the area requiring drainage effective 30 days after the issuance of the notice to the prescribed parties.

Carried.

8.3 GARDEN SUITE TO ADDITIONAL RESIDENTIAL UNIT TRANSITION

CAO/Clerk Trevor Hallam presented a report in this regard.

Motion 26-2023

Moved by Sharen Zinn

Seconded by Jamie McCallum

THAT the Council of the Municipality of Morris-Turnberry hereby directs staff to return a by-law repealing existing garden suite agreements for properties where additional residential units are permitted as-of-right, and to return security deposits held by the municipality for enforcement of those agreements.

Carried.

8.4 ENABLING ACCESSIBILITY FUND AGREEMENT

CAO/Clerk Trevor Hallam presented a report in this regard.

Motion 27-2023

Moved by Sharen Zinn

Seconded by Kevin Freiburger

THAT leave be given to introduce By-Law # 08-2023, being a by-law to authorize the Mayor, Clerk, and Treasurer to execute and affix the Corporate Seal to an agreement between the Municipality of Morris-Turnberry and His Majesty the King in Right of Canada as represented by the Minister of Employment and Social Development, and that it now be read severally a first, second, and third time, and finally passed this 7th day of February 2023.

Carried.

9.0 **COUNCIL REPORTS**

Kevin Freiburger

January 25th, attended a Maitland Valley Conservation Authority Board meeting.
February 1st, attended a Bluevale Community Committee meeting.

Jamie McCallum

None.

Sharen Zinn

None.

Jodi Snell

Attended the Rural Ontario Municipalities Association Conference in Toronto from January 22nd to January 24th.

Jamie Heffer

Attended the Rural Ontario Municipalities Association Conference in Toronto from January 22nd to January 24th.
January 29th attended the Annual General Meeting of the Brussels Agricultural Society

10.0 **CORRESPONDENCE, MINUTES, ITEMS FOR INFORMATION**

- 10.1 Media Release – Coldest Night of the Year – United Way Perth Huron
- 10.2 Correspondence - Libraries Transforming Communities (LTC) project – Huron County Libraries
- 10.3 Monthly Report – Belgrave Water – December 2022
- 10.4 Draft Work Plan and Budget – MVCA 2023
- 10.5 Ontario Land Tribunal Appeal Acknowledgement Letter
- 10.6 Board Highlights – AMDSB Meeting January 31, 2023

- 10.7 Minutes – MVCA Meeting December 21, 2022
- 10.8 Minutes – Coalition for Huron Injury Prevention – November 9, 2022
- 10.9 Minutes – Saugeen Grey Sauble Source Protection Committee – March 25, 2022
- 10.10 Minutes – Saugeen Grey Sauble Source Protection Committee – July 22, 2022
- 10.11 Minutes – Saugeen Valley Conservation Authority Meeting – December 15, 2022
- 10.12 Event Notice – Women in Skilled Trades – Huron Perth Catholic District School Board
- 10.13 Event Notice – Farmland Forum 2023
- 10.14 Notice of Public Meeting – MTu Z01-2023 – March 7th, 2023
- 10.15 Notice of Information Meeting – Shortreed Municipal Drain – February 14th, 2023
- 10.16 Notice of AGM – MVCA AGM February 15th, 2023
- 10.17 Resolution – Compensation for Schoolboard Trustee Election Administration – Town of Petrolia
- 10.18 Outstanding Action Items

Motion 28-2023

*Moved by Jamie McCallum
Seconded by Sharen Zinn*

THAT the Council of the Municipality of Morris-Turnberry hereby supports the resolution of the Town of Petrolia requesting that school boards become responsible for conducting their own trustee elections, or a minimum municipalities be compensated by the school boards for overseeing such trustee elections.

Carried.

Motion 29-2023

*Moved by Sharen Zinn
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris-Turnberry hereby appoints Councillor McCallum to attend the Farmland Forum in Guelph as a representative of Council.

Carried.

11.0 NEW BUSINESS

None.

12.0 BY-LAWS AND AGREEMENTS

12.1 COMMUNITY SAFETY AND WELL BEING PLAN OVERSIGHT COMMITTEE

At the December 20th meeting of Council, staff presented the terms of reference for the Community Safety and Well Being Plan Oversight Committee, and appointed Councillor Zinn to the Committee. By-law 06-2023 was presented to adopt the terms of reference.

Motion 30-2023

*Moved by Kevin Freiburger
Seconded by Jamie McCallum*

THAT leave be given to introduce By-Law # 06-2023, being a by-law to establish an Oversight Committee for the Huron County Community Safety and Well Being Plan, and to appoint members to that Committee, and that it now be read severally a first, second, and third time, and finally passed this 7th day of February 2023.

Carried.

12.2 AMEND PROPERTY STANDARDS

At the January 17th meeting of Council, staff were directed to return a by-law to amend Property Standards by-law 36-2020.

Motion 31-2023

*Moved by Jamie McCallum
Seconded by Sharen Zinn*

THAT leave be given to introduce By-Law # 07-2023, being a by-law to amend by-law 36-2020 of the Municipality of Morris-Turnberry, and that it now be read severally a first, second, and third time, and finally passed this 7th day of February 2023.

Carried.

Mayor Heffer called a brief recess at 8:15 pm

13.0 CLOSED SESSION

13.1 Enter closed session.

Motion 32-2023

*Moved by Jamie McCallum
Seconded by Sharen Zinn*

THAT the Council of the Municipality of Morris-Turnberry enter a closed session at 8:25 p.m., with the CAO/Clerk remaining in attendance, for the purpose of discussing confidential matters pursuant to the following sections of the Municipal Act:

- 1. Section 239 (2) (e) regarding litigation before an administrative tribunal.*

Carried.

13.2 Return to open session.

Motion 33-2023

*Moved by Kevin Freiburger
Seconded by Jamie McCallum*

THAT the Council of the Municipality of Morris-Turnberry rise from a closed session at 8:57 p.m.

Carried.

13.3 Report and Action from Closed Session.

Council discussed OLT Appeal OLT-23-000041.

14.0 CONFIRMING BY-LAW

Motion 34-2023

*Moved by Jodi Snell
Seconded by Sharen Zinn*

THAT leave be given to introduce By-Law # 09-2023, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on February 7th, 2023, and that it now be read severally a first, second, and third time, and finally passed this 7th day of February 2023.

Carried.

15.0 **ADJOURNMENT**

Motion 35-2023

*Moved by Jamie McCallum
Seconded by Sharen Zinn*

*THAT the Council of the Municipality of Morris-Turnberry does
now adjourn at ____ pm.*

Carried.

NEXT MEETINGS:

Regular Meeting of Council – Tuesday, February 21st, 2023, 7:30 pm
Regular Meeting of Council – Tuesday, March 7th, 2023, 7:30 pm

Mayor, Jamie Heffer

Clerk, Trevor Hallam

**Municipality of Morris-Turnberry
Account List for**

February 21 2023

General

Enbridge	Morris Office	318.00	
Hydro One	Streetlights	1,130.36	
Hydro One	Morris Office	441.37	
Bell Canada	Turnberry Emergency Lines	100.57	
Telizon	Long Distance Phone	2.68	
Tuckersmith Communications	Office Internet	146.90	
MicroAge Basics	Office Supplies & IT Support	958.83	
Local Authority Services	2023 Energy Planning Tool	327.70	
CIBC VISA	ROMA Hotel Room Deposit x2	658.12	
	Online Council Meetings	22.60	
	Water	63.22	
	ROMA Train Ticket	79.10	
	2023 Ont Municipal Tax & Revenue Membership	265.55	
	Coffee Supplies	320.30	1,408.89
Donnelly Murphy	Legal		1,186.50
Property Owner	Tile Drain Loan		43,600.00
Bluevale Community Committee	January Hall Rentals		120.00
Township of North Huron	Water Billings		8,124.47
Hawkins Veterinary Medicine Prof Corp	Animal Control		86.44
WSIB	WSIB - February		1,186.92
Minister of Finance	EHT - February		791.42
Payroll			
February 15 2023	Payroll	21,043.99	
	Expenses	124.07	

81,099.11

Building Department

Foxton Fuels	Fuel	270.16	
MicroAge Basics	Adobe Software	879.71	
WSIB	WSIB - February	281.90	
Minister of Finance	EHT - February	164.95	
Payroll			
February 15 2023	Payroll	5,097.33	
	Expenses	-	

Building Total 6,694.05

Property Standards

Property Standards Total -

Drainage

Vandriel Excavating	Ellison Municipal Drain	3,189.21	
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Drainage Total 3,189.21

Parks & Cemeteries

Hydro One	Kinsmen Park	35.01	
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Parks & Cemeteries Total 35.01

Belgrave Water

Allstream	Belgrave Water	68.15	
Hydro One	Belgrave Water	1,561.63	
Hydro One	Humphrey Well	245.51	
Bell Canada	Belgrave Water	137.20	
Hay Communications	Belgrave Water	11.30	
Kincardine Cable TV	Belgrave Water	41.75	
Pannabecker Holdings Inc.	Haul Waste Water	519.80	
Municipality of Morris-Turnberry	Property Taxes	1,881.00	
Veolia Water Canada	2022 December Operations	(2022 Payable) 5,571.79	

Water Total 10,038.13

Landfill

Hydro One	Morris Landfill	374.66
PE Inglis Holdings Inc.	Portable Unit	203.40
Steffen's Auto Supply	Parts for Packer	21.46
Goderich Print Shop	Landfill Weigh Slips	406.39
Bluewater Recycling Association	February Curbside Pickup	14,631.02
Municipality of Morris-Turnberry	Property Taxes	6,885.00

Landfill Total **22,521.93**

Roads

Hydro One	Turnberry Shop	309.27
Hydro One	Morris Shop	220.69
Bell Canada	Turnberry Shop	100.57
Enbridge	Morris Shop	636.00
Enbridge	Turnberry Shop	730.36
McDonald Home Hardware	Shop Supplies	33.18
Radar Auto Parts	Parts for 16-05 Tandem, 18-11 Backhoe, & Shop Supplies	1,770.96
Steffen's Auto Supply	Impact Gun	784.73
Schmidt's Power Equipment	Chainsaw & Supplies	1,369.15
CIBC VISA	Road School Registrations x2	2,395.60
Cedar Signs Inc.	Sign Posts	3,058.38
Foxton Fuels	Fuel	14,846.53
Strongco	Parts for 06-04 Grader	77.09
Neils Repair Service	Maintenance for 17-14 Pickup & Repair for 19-08 Pickup	1,030.14
Altruck International Truck Centres	Repair for 16-05 Tandem	3,365.57
Burkholder Auto Body & Towing	Tow 16-05 Tandem	480.25
Huron Tractor	Filters for 13-03, 06-04 & 17-01 Graders	520.16
Jade Equipment Co. Ltd.	Parts for 06-04 Grader	84.19
Jade Equipment Co. Ltd.	February Rental Grader	5,876.00
Receiver General for Canada	Annual Radio Licence Renewal	1,262.62
Municipality of Morris-Turnberry	Turnberry Shop Water	116.85
WSIB	WSIB - February	1,673.08
Minister of Finance	EHT - February	974.41
Payroll		
February 15 2023	Payroll	28,636.32
	Expenses	-

Roads Total **70,352.10**

Account Total **193,929.54**

Approved By Council:

February 21 2023

Mayor - Jamie Heffer

Treasurer- Sean Brophy



REPORT TO COUNCIL

Prepared by: Sean Brophy, Treasurer
Date: February 14, 2023
Subject: 2022 Council & Board Appointees
Remuneration

Recommendation:

For Council's information.

Background:

Section 284 (1) of the *Municipal Act* states...

"284 (1) The treasurer of a municipality shall in each year on or before March 31 provide to the council of the municipality an itemized statement on remuneration and expenses paid in the previous year to,

(a) each member of council in respect of his or her services as a member of the council or any other body, including a local board, to which the member has been appointed by council or on which the member holds office by virtue of being a member of council;

(b) each member of council in respect of his or her services as an officer or employee of the municipality or other body described in clause (a); and

(c) each person, other than a member of council, appointed by the municipality to serve as a member of any body, including a local board, in respect of his or her services as a member of the body. 2001, c. 25, s. 284 (1)."

Please find attached for Council's information all remuneration and expenses paid to Council and to board appointees during the 2022 fiscal period.

Others Consulted:

Kim Johnston, Deputy Clerk

Respectfully submitted,


Sean Brophy, Treasurer

2022 Municipality of Morris-Turnberry Council Remuneration and Expenses

Council Member	Meetings Attended	Honourarium	Meeting Remuneration	Board Meetings	Conferences Attended	Conference Registrations	Conference Per Diem	Meal Allowance	Conference Expense	Laptops	Computer expense	Mileage	Internet Expense	Municipal Share		Total
														CPP	EHT	
Jamie Heffer	33	9,515.40	3,262.63	-	-	1,102.95	-	-	854.05	-	-	79.65	350.88	528.83	249.17	15,943.56
Kevin Freiburger	33	4,749.78	3,017.97	373.14	1.00	1,002.21	815.60	407.84	758.80	1,308.69	-	-	350.88	311.06	174.65	13,270.62
Jamie McCallum	31	4,636.92	2,977.16	-	1.00	1,002.21	815.60	407.84	935.80	1,308.69	-	244.26	350.88	281.00	164.38	13,124.74
Jim Nelemans	21	3,091.28	2,039.13	-	1.00	712.32	815.60	407.84	758.80	-	-	-	239.77	-	115.95	8,180.69
Jodi Snell	6	772.82	829.19	-	-	289.89	-	-	-	1,308.68	-	-	64.33	58.07	31.24	3,354.22
Sharen Zinn	29	5,878.38	2,868.38	-	1.00	1,102.95	815.60	407.84	874.05	1,308.69	132.28	82.60	350.88	345.54	186.47	14,353.66
Total	153	\$ 28,644.58	\$ 14,994.46	\$ 373.14	4.00	\$ 5,212.53	\$ 3,262.40	\$ 1,631.36	\$ 4,181.50	\$ 5,234.75	\$ 132.28	\$ 406.51	\$ 1,707.62	\$ 1,524.50	\$ 921.86	\$ 68,227.49

2022 Budget \$96,000.00
Under Budget -\$27,772.51

2022 Municipality of Morris-Turnberry Board Appointees

Council Member	Meetings Attended	Honourarium	Meeting Remuneration	Board Meetings	Conferences Attended	Conference Registrations	Conference Per Diem	Meal Allowance	Conference Expense	Laptops	Computer expenses	Mileage	Internet Expense	Municipal Share		Total
														CPP	EHT	
Maurice Douma	2	-	163.14	-	-	-	-	-	-	-	-	-	-	-	3.18	166.32
Total	2	\$ -	\$ 163.14	\$ -	-	\$ -	\$ -	\$ -	\$ -			\$ -	\$ -	\$ -	\$ 3.18	\$ 166.32

MUNICIPALITY OF MORRIS-TURNBERRY

REPORT TO COUNCIL

TO: Mayor and Council
PREPARED BY: Trevor Hallam, CAO/Clerk
DATE: February 21st, 2021
SUBJECT: Notice of Motion – Councillor McCallum

RECOMMENDATION

That direction be given to staff to return a final version of the resolution proposed by Councillor McCallum to a future meeting of Council for consideration.

BACKGROUND

On February 9th, notice was filed with the Clerk that Councillor McCallum would like to bring forward a resolution for the consideration of Council. The request stated:

“I would like to bring forward a resolution that be shared with all lower tier municipalities in Huron County and copied to the county of Huron in regards of honorary naming of London Road to Veterans Memorial Parkway similar to that of hwy 21. Key points I would like to encompass in wording of resolution is

The sacrifices of our veterans shall not be forgotten

Highway 4 runs from the north boundary to the south boundary of the county”

COMMENTS

Staff recommend that the opportunity be given to Councillor McCallum to discuss the proposed resolution and that direction be given to staff to return a final version of the resolution to a future meeting of Council for consideration. With the information provided the following has been drafted for discussion:

*Moved by
Seconded by*

WHEREAS the sacrifices of our veterans shall not be forgotten;

AND WHEREAS Highway 4 runs from the north boundary to the south boundary of the County of Huron;

NOW THEREFORE the Council of the Municipality of Morris-Turnberry requests that the portion of Highway 4 under the jurisdiction of the County of Huron be given the honorary name of “Veterans’ Memorial Parkway”;

AND THAT notice of this request be circulated to all lower tier municipalities in Huron County, and Huron County Council.

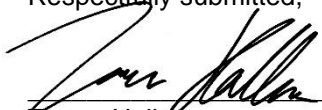
ATTACHMENTS

None.

OTHERS CONSULTED

Councillor Jamie McCallum

Respectfully submitted,


Trevor Hallam,
CAO/Clerk



President: *Murray Workman*

Office Administrator: *Lori Gordon*

42 First Ave, Clinton, ON N0M 1L0 519-482-9642/1-800-511-1135 ph
519-482-1416 fax ofahuron@tcc.on.ca www.hcfa.on.ca

February 13, 2023

The Huron County Federation of Agriculture is pleased to host our annual MP MPP Local Politicians Forum for 2023. This forum provides our elected Municipal, Provincial and Federal government representatives with input from local agricultural organizations.

With help from our local commodity groups, we are putting together a brief on current issues which will be presented at this meeting and will have some discussion on the issues brought forward. Both Lisa Thompson and Ben Lobb have confirmed their attendance.

We would like to invite two (2) representatives from your Municipality to our MP/MPP Local Politician Forum on Friday March 31st from 10am to 2pm at the Holmesville Community Center (180 Community Centre Rd Holmesville)

Please reply with the name of the representatives attending by March 20th.

We look forward to seeing your representatives in March.

Sincerely,

Lori Gordon

Office Administrator, Huron County Federation of Agriculture

MUNICIPALITY OF MORRIS-TURNBERRY

REPORT TO COUNCIL

TO: Mayor and Council

PREPARED BY: Mike Alcock, Director of Public Works/Trevor Hallam, CAO/Clerk

DATE: February 21st, 2023

SUBJECT: Replacement of 2017 Public Works Pickup Truck

RECOMMENDATION

That the Council of the Municipality of Morris-Turnberry authorize single source procurement to acquire a new 2022 F150 Crew Cab Pickup Truck from Leslie Motors in Wingham for a net cost of \$51,163 (excluding HST) and authorize the Director of Public Works to execute the required documents to complete the transaction.

BACKGROUND

The 2023 proposed budget for the Municipality of Morris-Turnberry includes \$55,000 for the replacement of the 2017 Public Works Pickup Truck in accordance with the approved equipment replacement plan and the direction of Council given to authorize Early Tender Approval prior to the approved budget.

During the Early Tender Approval Report from the Council meeting on January 17th, 2023, where approval was granted to tender multiple time sensitive items questions arose as to whether other different truck configurations, namely a single cab could save the Municipality money and still function for the Municipality.

In the past, the Public Works Department has found single cab truck configurations to be impractical due to the fact that we carry expensive tools, fragile tools and weather sensitive tools that are also bulky making it is impractical to try to carry them in the cab along with personnel. Placing these items in the box of a truck leave them susceptible to damage and theft.

COMMENTS

The plan we have adopted for Pickup trucks in Morris-Turnberry is to put the new trucks in the roles where they receive the most mileage each year. Those trucks are then cycled through to replace the trucks that are used in the patrol yards where they get lower use. The best value for owning a vehicle is a balance between age and mileage. By rotating our vehicles in this manner, we will be able to dispose of our vehicles when they have a reasonable mileage for the age of the vehicle.

In looking at the cost of ownership of vehicles including purchase price, maintenance, repairs, resale value etc. the lowest cost of ownership occurs when vehicles are kept between 5 and 7 years. Also, the best resale occurs with vehicles that have an average of 20,000 – 25,000 km/year.

Since we rotate vehicles in this way, it makes sense to purchase similar vehicles styles to keep them appropriate for all uses. For example, although a single cab pickup may be suitable for a few uses, it is not suitable for carrying expensive, or fragile tools such as retro reflectometers, survey equipment, battery powered power tools etc. For one example, the foreman truck gets about 50,000 km per year and carries a lot of expensive or fragile tools another example would be when roads are closed and road staff needs to get to work they need to be brought in with municipal vehicles. A full complement of winter staff consists of 8 essential personnel, travelling in single cabs would be impractical. These scenarios require trucks to be a crew cab. Therefore other options would slot municipal trucks into limited uses which would prevent rotating them to keep mileage at an optimal level for repairs and resale.

Being sensitive to the increases we have seen in the price of trucks, options were explored to save money by exploring different builds, namely by using a different engine. The package with a smaller engine was only available in a truck with a slightly smaller box. It was felt that sacrificing 1 foot in box length was preferred over sacrificing the extra cab space. The smaller box may hinder transporting long items such as sign posts but we will try to make it work.

The Morris-Turnberry procurement policy prescribes a Request for Tender process for purchases over \$30,001.00. There are provisions, however, to permit single-source procurement, which is what staff is recommending in this case. Staff feel that the opportunity to acquire a new 2022 pickup truck that meets the majority of the Municipality's and represents a savings of over \$10,000.00 compared to what was to be tendered, and that is available immediately, justifies single-source procurement.

Budget

The Municipality of Morris-Turnberry included \$55,000 for the purchase of a new pickup to replace the existing 2017 pickup.

Item	2023 F150 5.0L 6.5' Box (planned)	2023 F150 3.3L 5.5' Box	2022 F150 2.7L 5.5' Box
Purchase Price	\$60,270.00	\$58,579.00	\$51,163.00
Effective HST on difference (1.76%)	\$1,060.75	\$1,030.99	\$900.49
Budget Impact	\$61,330.75	\$59,609.99	\$52,063.49

There are sufficient budgetary funds to complete the recommended transaction.

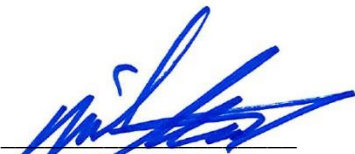
ATTACHMENTS

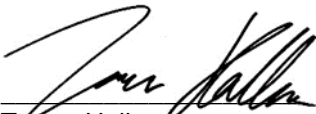
None.

OTHERS CONSULTED

None.

Respectfully submitted,


Mike Alcock,
Director of Public Works


Trevor Hallam,
CAO/Clerk

MUNICIPALITY OF MORRIS-TURNBERRY

REPORT TO COUNCIL

TO: Mayor and Council
PREPARED BY: Trevor Hallam, CAO/Clerk
DATE: February 21, 2023
SUBJECT: Demolition Agreement Requests

RECOMMENDATION

That Council direct staff to return two by-laws authorizing the execution of demolition agreements for 40924 Morris Road and 42204 Blyth road.

BACKGROUND

Under section 33 of the *Planning Act* Council has the authority, through the Chief Building Official, to issue demolition permits for the demolition of a dwelling on a property. The *Planning Act* also provides Council with the authority to establish conditions for a demolition permit to allow for a new dwelling to be substantially completed under a building permit issued by the CBO, before the demolition of the existing dwelling takes place. This period of overlap allows a landowner to continue to reside in the existing dwelling during the construction of the new dwelling. In the past a 12 month window has been provided by the Municipality in demolition agreements.

COMMENTS

Two requests for Demolition Agreements have been received within the last month.

The first is for 42204 Blyth Road, with an expected new dwelling building permit issue date of April 1st, 2023, putting the date for the demolition of the existing dwelling no later than April 1st 2024.

The second is for 40924 Morris Road, with an expected new dwelling building permit issue date of June 1st, 2023, putting the date for the demolition of the existing dwelling no later than June 1st 2024.

The municipality has entered into agreements such as this in the past with minimal issues.

It is recommended that staff be directed to return by-laws and corresponding demolition agreements to the next meeting of Council for consideration.

Council may also wish to consider the option of delegating the authority to enter into such agreements to staff in the future. The agreement terms are standardized, and they serve a primarily administrative function. Delegation of the authority to execute this specific type of agreement could help streamline processes and timelines for applicants, as has been done with site plan control, drainage apportionment agreements and undisputed consents. If Council wishes to consider this option a by-law can be prepared and brought forward for consideration.

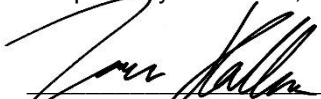
ATTACHMENTS

1. Demolition Agreement Template

OTHERS CONSULTED

Kirk Livingston, Chief Building Official / Drainage Superintendent / Property Standards Officer / Zoning Administrator

Respectfully submitted,



Trevor Hallam,
CAO/Clerk

THIS AGREEMENT made as of the ____ day of ____, 2023.

B E T W E E N:

THE CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY, a Corporation incorporated pursuant to the laws of the Province of Ontario

(hereinafter called "the Municipality")
OF THE FIRST PART

- and -

OWNER NAME,

(hereinafter called "the Owner")
OF THE SECOND PART

WHEREAS the Owner is the registered owner of **LEGAL DESCRIPTION**, Roll Number 4060-000-000-00000, being **ADDRESS**, (hereinafter referred to as "the subject lands");

AND WHEREAS the parties hereto are desirous to enter into an agreement setting out the demolition of the current residence located on the subject lands;

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the terms and conditions hereinafter set forth, the parties hereto agree as follows:

1. That the Owner will demolish the current residence located on the subject lands and may reside in the current residence for a time period within one (1) year of the date of the building permit, being **DATE OF ISSUE**.
2. That the current residence must be removed to the satisfaction of the Chief Building Official for the Municipality by **DATE OF ISSUE PLUS ONE YEAR**.
3. That the Chief Building Official for the Municipality will inspect the premises on or before **DATE OF ISSUE PLUS ONE YEAR**, to confirm that the current residence has been demolished and debris removed to his/ her satisfaction.

4. That if the current residence is not demolished by the Owner by DATE OF ISSUE PLUS ONE YEAR the Municipality has the right to enter the subject lands and cause the temporary dwelling to be removed and the area restored to the satisfaction of the Chief Building Official for the Municipality, with all costs being borne by the Owner. If the costs are not paid within 30 days after demolition, all costs will be added to the property taxes for the subject lands and shall be collected in the same manner as taxes.
5. That this Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, successors and assigns.
6. That this Agreement shall be governed by the Laws of Ontario and the Laws of Canada applicable therein.
7. That this Agreement may be executed in any number of counterparts with the same effect as if all parties to this Agreement had signed the same document, and all counterparts will be construed together and constitute one and the same instrument. This Agreement may be executed and delivered by fax transmission and electronic mail.

THE REMAINDER OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF the parties hereto have executed this Agreement.

SIGNED, SEALED AND DELIVERED

in the presence of

)

)

)

)

)

)Per: _____

)

)

)Per: _____

)

)We have the authority to bind the Corporation.

)

)

)

)Per: _____

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)Per: _____

)

)We have the authority to bind the Corporation.

**THE CORPORATION OF THE
MUNICIPALITY OF MORRIS-
TURNBERRY**

OWNER NAME

MUNICIPALITY OF MORRIS-TURNBERRY

REPORT TO COUNCIL

TO: Mayor and Council

PREPARED BY: Trevor Hallam, CAO/Clerk

DATE: February 21st, 2021

SUBJECT: Continued Participation in the NWMO Early Investment in Education and Skills Program

RECOMMENDATION

That Council consider by-law 10-2023 to authorize the execution of the funding agreement between the Municipality of Morris-Turnberry and the Nuclear Waste Management Organization.

BACKGROUND

In May of 2022, Council entered into an agreement with the Nuclear Waste Management Organization (NWMO) to participate in the Early Investment in Education and Skills program for residents and business owners for a range of educational activities. On initiation of the program, \$25,000 was made available to the Municipality to offer financial support within prescribed parameters to residents to help them gain transferable skills and education. The NWMO's intention in providing the funding is claimed to be making investments in early capacity-building activities to increase the likelihood that the skills needed for the DGR project can be found locally if the South Bruce site is selected. The criteria for eligibility that were established in 2022 is attached for reference.

COMMENTS

The program received one application in 2022, and a total of \$250.00 was awarded. The required report was filed with the NWMO, following which funding to continue the program in 2023 was offered. Staff suggested an extension of the program to make the remaining \$24,750.00 that was unallocated in 2022 available rather than receiving an additional \$25,000.00.

An agreement to continue the funding program with the remaining 2022 funds is included with this report, as is by-law 10-2023 authorizing its execution.

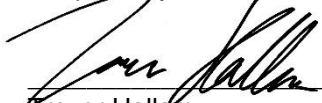
ATTACHMENTS

1. Final Report – EIES 2022
2. Early Investments in Education and Skills Program Parameters
3. By-Law 10-2023 – Early Investments in Education and Skills Funding Agreement

OTHERS CONSULTED

Tareq Al-Zabet - Site Director, South Bruce Regional Office, NWMO

Respectfully submitted,



Trevor Hallam,
CAO/Clerk

Municipality of Morris-Turnberry 2022 Year End Report - Early Investment in Education and Skills Program

NWMO Youth Engagement Tracking Table - Early Investment in Education and Skills												
	Funding recipient name	Key beneficiary group	Type of activity	Program name, purpose and key activities	Dolar value of initiative	Number of children/youth reached	Age range /grade range	Application date	Award date	Activity implementation start date	Activity implementation end date	Comments
1		Community Members	General skills development	Fanshawe College: -Labour Relations -Organizational Behaviour	\$ 250.00	0	N/A	29-Aug-22	21-Sep-22	2-Jan-22	N/A	None.

Focus on Youth

- Support for Summer Science/Math/Environmental Camps
- Youth up to the age of 29 are eligible to apply
- Must be a resident of Municipality Morris-Turnberry, however, the camp does not have to be in Morris-Turnberry.
- Youth are eligible to receive 50% off the camp registration fee up to a maximum of \$200 per person, per calendar year.
- Pre-approval of your application is required.
- Proof of registration is required.
- Limited funds are available.
- Applications are dependent on funding received for the program.

Support for Continuing Skills Development

- Support for general skills development and continuing education.
- Applicants must be a resident of the Municipality Morris-Turnberry.
- 50% of the registration fee to be refunded up to a maximum of \$250 and may include required course materials. For example, text books, tools, etc. Applicants can apply more than once, for more than one course, not to exceed the \$250 maximum funding.
- Course options may include as example: Project Management, computer literacy and skills, customer service, bookkeeping.
- Pre-approval of your application is required.
- Proof that you have successfully completed the program will be required to receive the funding.
- Limited funds are available.
- Applications are based on the calendar year and dependent on funding received for the program.

Support for Workplace Training

- Support for workplace training courses.
- Applicants must be a business in the Municipality of Morris-Turnberry.
- Participants are eligible for 50% of the registration fee up to a maximum of \$500 per employee, and \$2000 per business per year.
- Training courses must be relevant to the applicant's workplace and may include health and safety, working at heights, first aid, computer courses, heavy equipment training etc.
- Pre-approval of your application is required.
- Proof that the employee has successfully completed the program will be required.
- Limited funds are available.
- Applications are dependent on funding received for the program.

Support for Environmental Projects through Youth Funding

- Funding a salary up to a maximum of \$5,000 to hire a youth summer student or summer intern with an interest in the environment and environmental initiatives, including those related to food, water or ecosystem sustainability. The funding is based on the calendar year.
- Applications are dependent on funding received for the program.

All applications are subject to available funding



CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 10-2023

Being a by-law to authorize the Mayor and Clerk to execute and affix the Corporate Seal to an agreement between the Municipality of Morris-Turnberry and the Nuclear Waste Management Organization for Early Investments in Education and Skills Program Funding.

WHEREAS Section 9 of the Municipal Act 2001, S.O. 2001, c. 25 provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under that or any other Act;

AND WHEREAS the Council of the Corporation of the Municipality of Morris-Turnberry deems it necessary and desirable to enter into and execute an agreement between the Municipality of Morris-Turnberry and the Nuclear Waste Management Organization with regard to the transfer of certain funds for disbursement under the Early Investment in Education and Skills Program;

NOW THEREFORE, the Council of the Corporation of the Municipality enacts as follows:

1. That the Mayor and Clerk of the Municipality are hereby authorized to execute and affix the Corporate Seal to enter into the Agreement between the Corporation of the Municipality of Morris-Turnberry and the Nuclear Waste Management Organization, attached hereto Schedule 'A', and forming part of this by-law; and
2. That this by-law shall come into effect on the day it is passed.

Read a FIRST and SECOND time this 21st day of February 2023

Read a THIRD time and FINALLY PASSED this 21st day of February 2023

Mayor, Jamie Heffer

Clerk, Trevor Hallam

February 13, 2023

Attn: Trevor Hallam, CAO/Clerk
Municipality of Morris-Turnberry
41342 Morris Road
P.O. Box 310
Brussels, ON
N0G 1H0

Dear Mr. Hallam:

Re: Funding Agreement between Nuclear Waste Management Organization (“NWMO”) and the Municipality of Morris-Turnberry (the “Municipality”) for Early Investments in Education and Skills (the “EIES Program” or the “Program”)

Thank you for your continued interest in the EIES program.

We refer you to the Funding Agreement between the Municipality of Morris-Turnberry (the “**Municipality**”) and the Nuclear Waste Management Organization (“**NWMO**”) for the period starting January 1, 2022 and ending December 31, 2022 (the “**Funding Agreement**”).

The Municipality has requested to reinstate the Funding Agreement retroactively to January 1, 2023, and to extend the term of the Funding Agreement to December 31, 2023.

Now therefore, in consideration of the premises and the mutual covenants and agreements contained herein and for other consideration (the receipt and sufficiency of which are acknowledged by each of the parties hereto), the parties acknowledge and agree as follows:

1. The Funding Agreement expired on December 31, 2022 and is hereby reinstated retroactively to January 1, 2023;
2. The term of the Funding Agreement, as amended, is hereby extended from December 31, 2022 to December 31, 2023;
3. The Municipality has excess unspent funds from this Funding Agreement in the amount of \$24,750.00 (the “**Unspent 2022 Funding Amount**”). The Municipality has requested, and the NWMO has approved, that it can continue to disburse the Unspent 2022 Funding Amount to applicants under the EIES Program for investments in education and skills and in accordance with the program requirements set out in Schedule “A” of the Funding Agreement or that the Municipality determines meets the spirit and intent of the EIES Program.
4. The deadline to provide NWMO the Final Report for the extended term summarizing all activities under the Funding Agreement from January 1, 2023 to December 31, 2023, as amended, is January 31, 2024;
5. All other terms of the Funding Agreement shall remain in full force and effect. The Funding Agreement and this Amending Agreement shall constitute the entire agreement between Municipality and NWMO with respect to the subject matter set forth in the Funding Agreement and this Amending Agreement; and

6. This Amending Agreement may be signed in counterparts and if so executed, each document shall be deemed to be an original, shall have the same effect as if all parties had executed the same copy of this letter and all of which copies when taken together shall constitute one and the same document.

General

Please acknowledge your understanding and agreement to the terms of this Amending Agreement by signing both original versions of this Amending Agreement and sending one scanned version by email to talzabet@nwmo.ca. Please also return one original of this Amending Agreement to NWMO using the enclosed pre-paid envelope.

Please do not hesitate to contact Tareq Al-Zabet at talzabet@nwmo.ca if you have any questions.

Sincerely,

Lise Morton
Vice President, Site Selection

MUNICIPALITY OF MORRIS-TURNBERRY

By:

Date: _____

I have authority to bind the corporation.



United Way
Perth-Huron



For Immediate Release

From: United Way Perth-Huron
32 Erie Street, Stratford ON N5A 2M4
1-877-818-8867 (toll-free) 519-271-7730 (T)

Date: February 10, 2023

Coldest Night of the Year in Wingham is only two weeks away

Wingham, ON — United Way Perth-Huron (UWPH) is reminding northern Huron and area residents there's still time to register for Coldest Night of the Year (CNOY), a family-friendly walk on Saturday, February 25 in support of local individuals experiencing hurt, hunger and homelessness.

"We really appreciate the community coming together over the past few months to help get the Northern Huron Connection Centre (NHCC) project underway," said Reverend JoAnn Todd, Rector of the Regional Ministry of Hope, which includes the Anglican churches in the North Huron communities of Blyth and Wingham. Last year's CNOY walk raised over \$40,000 to help get the Connection Centre off the ground, and it's under construction now. "By joining UWPH in walking during this year's Wingham's CNOY, we can raise funds to help support the NHCC's daily operations for 2023. We hope everyone joins us by putting in a team or sponsoring someone else who is walking."

This year's CNOY includes an in-person event as well as an option to walk any time, any distance during February. For the in-person walk on February 25, event check-in begins at 4 p.m. at the Libro Credit Union and Maitland River Community Church parking lots, with opening ceremonies scheduled for 5 p.m. Snacks and refreshments will be served at 6 p.m. at the Maitland River Community Church. Walkers can choose a two- or five-kilometre route ending up back at the Libro Credit Union and Maitland River Community Church parking lots. Participants raising over \$150, \$75 for youth under 18, receive CNOY toques. To register as an individual or team, visit cnoy.org. The top individual fundraiser will win a Coldest Night of the Year branded computer bag containing amazing prizes!

Funds raised help support the forthcoming Northern Huron Connection Centre. The connection centre will be a welcoming place offering basic needs such as light meals, a shower, washroom facilities and laundry along with additional support through partnerships with numerous agencies.

UWPH is grateful for the support of sponsors 100.1 The Ranch, 101.7 The One, Blyth Ultramar, Ideal Supply, McDonald's and Sparlings Propane.

About United Way Perth-Huron

UWPH helps here in the community you care about, tackling #UNIGNORABLE issues such as homelessness, mental health and access to services. Thanks to United Way, its partners and donors, almost 33,000 vulnerable people across Perth-Huron have the chance for a brighter future. To show your #LocalLove by donating or volunteering, call 519-271-7730 or 1-877-818-8867, mail to 32 Erie Street, Stratford, ON N5A 2M4 or visit perthhuron.unitedway.ca.

-30-

#LOCALLOVE

For more information, or to set up an interview with Lisa Harper, UWPH Manager Community Development, Northern Huron, call 519-357-6795 or email lharp@perthhuron.unitedway.ca.



FOR IMMEDIATE RELEASE

February 14, 2023

SPOKESPERSON:

Glen McNeil, Warden

519.524.8394 x3224

warden@huroncounty.ca

County of Huron invites youth to attend a job fair on February 25, 2023.

Huron County, Ontario – The County of Huron invites students and youth to an in-person job fair for a variety of paid positions available at the County of Huron this summer season.

County of Huron's Student Job Fair:

February 25, 2023

9:00 am to 12:30 pm

Huron County Museum

110 North Street, Goderich

"The County of Huron is enthusiastically welcoming students and youth to apply to a variety of different summer jobs we have available this season," said Director of Human Resources Lara Vanstone. "If you're excited to learn something new, help your community, or just want to build your resume, be sure to attend the County's job fair to learn more!"

The County has many departments that provide a variety of community services and are currently accepting applications from students. Students interested in history might enjoy researching and sharing local history stories at the Huron County Museum, while those with a passion for technology might enjoy working with the County's online Geographic Information System (GIS) with the Business Technology Solutions department. Youth interested in the skilled trades would benefit from a student position with the County's Public Works team, or those who want to learn more about local businesses and improve communications skills may consider the

Economic Development department. There are a wide range of employment opportunities at the County of Huron. With more than a dozen youth-gearred positions available, there's something for almost every interest!

Students are welcome to bring their resumes to the job fair or apply online. Learn more about what job positions are available by attending the job fair or visiting www.huroncounty.ca/jobs.

Quick Facts

- With more than 650 employees, the Corporation of the County of Huron is Huron County's largest employer.
- We have service points located throughout the municipality, but our largest facilities, including the County Courthouse, are in Goderich and Clinton.
- The County of Huron is an equal opportunity employer and a member of the [Canadian Centre for Diversity and Inclusion](#).
- The County of Huron is committed to being a [Certified Living Wage Employer](#).



Report Date: March 15, 2022

Belgrave Drinking Water System – 2021 Compliance Summary

PTTW # 4313-C7ARBA, dated September 30, 2031

MDWL # 247-101 issue #3, Exp March 2022

(renewal application and amendment to MDWL sent Nov. 2, 2021, prepared by Burnside & Assoc.)

This is a summary of the Belgrave well supply's regulatory compliance as per O. Reg. 170/03 Schedule 22. A complete summary of flows, chemical use, laboratory analysis and activities on the system was submitted with the Annual Report.

System Description

The Belgrave water system is characterized as a “secure ground water” system and is classified as a large municipally owned water system. The well house and its equipment have a daily maximum capacity to deliver 501 cubic metres of potable water per day to the Belgrave community in Morris-Turnberry and the Humphrey subdivision in North Huron.

The current water sources are two secure deep bedrock wells. The Jane St. production well is located at 32 Hamilton St. and the McCrea well is located at 23 McCrea St. Both are connected to the treatment plant at 28 McCrea St. via dedicated raw water mains.

The treatment plant is equipped with high lift pumps, backup diesel generator, chlorinators, a chlorine contact reservoir, green sand filtration for iron removal and online monitoring. The system is controlled and monitored by an on-site PLC with alarm generation to an Autodialer.

The Belgrave well supply was put in service May 1, 2007 and replaces the former Jane St, McCrea St. and Humphrey subdivision water systems. The Jane St. and McCrea St. wells were upgraded and retained as sources. The Humphrey subdivision well was abandoned. The Humphrey well house was retained and acts as a sample station and houses an on-line chlorine analyzer for the distribution system.

The distribution system in the Morris-Turnberry side of Belgrave was constructed in 2008 and is constructed of PVC with polyethylene services.

There is a connection to the Humphrey subdivision on the North Huron side. This distribution system is polyethylene and was constructed in the 1980's.

There is no elevated storage to maintain pressure and therefore, the system pressure is maintained using pressure tanks and the high lift pumps.

The system has no hydrants and lacks the capacity to provide fire flows.



Chemicals Fed

Disinfectant

Disinfection was achieved on the Belgrave well supply through the use of 6% sodium hypochlorite.

In the well house, this chemical was added prior to the water entering the chlorine contact chambers at dosages high enough to achieve both primary and secondary disinfection objectives. The average chlorine dosages ranged from 2.53 mg/L to 5.72 mg/L, varying with the chlorine demand of the raw water.

The free chlorine residual was monitored at the point of entry to the distribution system with a target residual of 1.00 mg/L which is typical of the treated water in other municipal water systems. Belgrave had an average chlorine residual of 1.63 mg/L.

Iron Removal

The well water at Belgrave has iron levels higher than what is considered aesthetically acceptable. The well house provides chemically assisted iron filtration through green sand pressurized filters. The chemical used is potassium permanganate. This chemical was fed to the raw water prior to the filters.

Flows

The Belgrave water system PTTW (permit to take water) # 5042-8Y5KVG allows 501 cubic metres per day from the combined wells: Jane Well 138.2 and McCrea 362.8. The permit was issued September 7, 2018 and the PTTW expires on October 31, 2022. This limit was not exceeded in 2021. A full summary of the 2021 flows can be found in the annual report.

The Drinking Water Works Permit (DWWP) #247-201 Issue 3 for the Belgrave Drinking Water System was issued on July 20, 2016. The maximum flow rate for the treated water is 6.9 litres per second. The limiting factor regarding flow is chlorine contact time in the chlorine contact reservoir. Flow monitoring is necessary to meet the regulatory CT requirements. Increased flows beyond 6.9 litres per second must have increased free chlorine residual to counter the decreased retention time in the chlorine contact chamber.

The combination of maximum flows through the chlorine contact reservoir and minimum free chlorine residuals exiting the contact reservoir did not exceed limitations in 2021 as recorded by the flow meters and the on-line chlorine analyzer.

The maximum flow in 2021 was 203 cubic meters per day or 40.51% of capacity.

The average flow in 2021 was 97 cubic meters per day or 19.36% of capacity.

Precautionary Boil Water Notices

No precautionary boil water notices were placed on the Belgrave system in 2021.

Boil Water Advisory

There were no Boil Water Advisories issued by the Huron Perth Public Health (HPPH) on the Belgrave water system in 2021.



Adverse Water Quality Incidents AWQI

There were no instances of adverse water quality in Belgrave.

Annual Ontario Ministry of the Environment Inspection

The last Ministry Inspection for the Belgrave Drinking Water Supply was conducted in February of 2021 with a final rating of 97.17%.

1. There was not sufficient monitoring of flow as required by the Municipal Drinking Water Licence or Drinking Water Works Permit issued under Part V of the SDWA.

Condition 2.1 of the Drinking Water System Licence requires the owner to continuously measure and record the flow rate and daily volume of treated water that flows from the treatment subsystem to the distribution system. A review of data provided for the inspection review shows that flow rates are recorded at least every four minutes. However, it was found that, for flow rate recording, the treated water flow rate integrated to the four minute time interval yielded a daily totalized value which was approximately four times greater than the actual totalized daily value. This indicates a potential problem in the multiple factor used for flow rate averaging (and also possibly for the four minute minimum and maximum recorded values). The same issue was not found for recording of raw well flows to the treatment system.

Action(s) Required:

1. By March 31, 2021;
 - a. have the SCADA integrator for the drinking water system, or similarly qualified individual or company, review the flow rate datalogging for the treated water flow to the distribution system, in order to identify if there is a problem with accurate flow rate polling and averaging for the data polling increment used;
 - b. Correct any problems identified to ensure accurate data polling and recording, and
 - c. Report to the issuing officer on the measures taken, and any corrective actions needed, in items a. and b.

Exceedances

Fluoride

O. Reg. 169/03 (Ontario Drinking Water Standard) has a MAC (maximum allowable concentration) of 1.5 mg/L for fluoride. The water from the Belgrave wells is monitored every 5 years for fluoride. The wells have naturally occurring levels that can exceed 1.5 mg/L. As required by O. Reg. 170/03 Schedule 13 Section 13.9 an AWQI (adverse water quality indicator) is filed every 60 months if required. On May 11, 2020, a sample was collected for this analysis. The sample was found to have a concentration of 1.49 mg/L, which is in compliance. The next water sample for Fluoride will be collected and analyzed on or before May 11, 2025.

Infrastructure Assessment

Regular contact is maintained with the Belgrave representative. The JobsPlus program is continually updated with preventative and corrective maintenance issues. A complete summary can be forwarded to the client upon their request. Through regular communication between the operating authority and the client, capital items are discussed. A list of capital items and concerns was discussed with Belgrave's representatives in November 2020.



The annual Management Review was conducted by the operating authority on December 15, 2021 as per the DWQMS requirement in Element 14. These regular discussions between the client and the operating authority for this water system are continued throughout the year by emails, phone calls, and meetings as per the requirements of Element 15 of the DWQMS.

The Internal Audit was last completed September 15, 2021 and the Risk Assessment was last completed September 20, 2021. An offsite External Surveillance Audit was completed by SAI on July 19, 2021. An Emergency Response Exercise was conducted by the Municipality in September 2021, but Veolia was not asked to participate. Veolia utilized a break-in and theft event to conduct a tabletop After Action Report in November 2021.

John Graham, Project Manager

Veolia Water Canada, Inc.

100 Cove Road, P.O. Box 185
Goderich, Ontario N7A 3Z2
Tel 519-524-6583 ext 310 - Fax 519-524-9358

john.graham@veolia.com

www.veoliawaterna.com

Belgrave Summary (with SCADA Data)

January, 2023

WELL FLOW

	<u>Flow, L/s</u>	<u>Volume, m3</u>
McCrea	Max: 4.18	51.26
	Average: 3.73	34.14
	Total:	1,058.39

TREATED FLOW - Discharge

Max:	63.80	m3
Average:	57.12	m3
Total:	1,770.71	m3

Jane

Max:	1.51	55.12
Average:	1.39	32.44
Total:		1,005.74

SCADA On-Line Analyzer

CL2 Residual (free):

Max:	1.64	mg/L
Min:	1.24	mg/L
Average:	1.37	mg/L

Combined:

Min:		55.19
Max:		79.54
Average:		66.58
Total:		2,064.13

TURBIDITIES

	<u>McCrea</u>	<u>Jane</u>	
Max:	0.19	0.21	NTU
Min:	0.19	0.21	NTU
Average:	0.19	0.21	NTU
# Grab Samples:	1	1	

Treated Water Grab Residuals:

CL2 Residual (free):

Max:	1.58	mg/L
Min:	1.31	mg/L
Average:	1.42	mg/L
# Grab Samples:	18	

CHEMICAL USE

Chlorine:		<u>Pump # 1</u>	<u>Pump # 2</u>
Total	Litres	0.00	104.73
Total	kg	0.00	6.81
Average, mg/L	Dosage	0.00	4.67

CHLORINATION ON DISTRIBUTION SYSTEM

Humphrey On-Line Analyzer:

CL2 Residual (free)

Max:	1.39	mg/L
Min:	1.32	mg/L
Average:	1.21	mg/L

Potassium Permanganate:

Total	Litres	58.58	86.86
Total	kg	1.17	1.74
Average, mg/L	Dosage	1.12	1.18

Distribution Grab Residuals:

CL2 Residual (free)

Max:	1.37	mg/L
Min:	1.12	mg/L
Average:	1.22	mg/L
# Grab Samples:	18	

BACTERIOLOGICAL TESTING

Treated Water to Distribution

Tests Done:	4
E.Coli Found:	0
Total Coliform Found:	0

Heterotrophic Plate Counts

Tests Done:	4
Counts >500/mL:	0

Distribution Water

Tests Done:	8
E.Coli Found:	0
Total Coliform Found:	0

Heterotrophic Plate Counts

Tests Done:	4
Counts >500/mL:	0

Operators that operated the system:

Nancy Mayhew	Water Treatment - Class 2	16185	Jan 31, 2024
Gary Nicholson	Water Treatment - Class 2	95123	July 31, 2025
Ben Nethery	Water Treatment - Class 1	98589	Sept. 30, 2023
Ryan Mackay	Water Treatment - OIT	110231	May 31, 2023

From: [REDACTED]
To: [Jamie Heffer](#); [Trevor Hallam](#)
Cc: [Kevin Freiburger](#); [Jamie McCallum](#); [Sharen Zinn](#); [Jodi Snell](#); [randy](#) [REDACTED]
Subject: Council
Date: Sunday, February 12, 2023 10:43:08 AM

February 12 / 23
42614 Orange Hill Road

Morning Council

Just to start off not here to bash council as have been in your position many times before. I follow your minutes as ratepayer and seen article in Independent Feb9th .

As a ratepayer I struggle with giving more money to North Huron and I know has been done and I realize you have many residents in Morris-Turnberry that do use complex.

Morris Turnberry also supports Brussels who service many residents surrounding Brussels.

You also have one more arena who services north part of Morris Turnberry and that is Belmore who is not in Morris Turnberry but if looking at this from outside neither is North Huron.

I am just putting out there as if your struggling giving North Huron more money than think of maybe a little donation towards Belmore.

We have survived covid and 2-day Maple Syrup event coming this April and if looking for job volunteering can make sure you get on list.

We have upcoming Annual Chamber Commerce meeting February 24/23 in Belmore supper and guest speaker Ontario Agriculture Minister Lisa Thompson.

Belmore was approved for grant, and we have updated hall and old library used for different meetings ladies coffee group every Wednesday am.

We also have had beams in arena sandblasted and painted as per engineer report also new lighting in all of arena also have replaced all oil furnaces and oil water heater to propane.

I realize there is some money from Morris Turnberry for part of insurance but just throwing out there.

Jamie is rep and anytime rest of council would like to see arena stop out to meetings or events going on. Curling most nights and busy most night with hockey and hockey rentals along with outside rentals for hockey tournament`s and curling bonspiel`s .

In looking at proposed rate increase 6.95 as a rate payer I believe is little high would hope trimmed to 3-3.5 % as I am pretty sure few people paying taxes not getting near that much as pay increase. I know that you must increase some as otherwise you're trying to just get by or going backwards.

Last comment any chance Orange Hill road on tar and chip list ?. Even if was done from County road # 12 up hill to bridge as the hill coming off County road 12 at times is a mud hole and gravel on top and down there is a lot of gravel at bottom in ditch. I know 4 wheeled buggies don't help situation but was asking if something might be done and if you did want to do all the way to B-line I am sure lots of happy rate payers.

Continue the Good job your doing and I am interested in your thoughts explained in letter.

Randy Scott

Service Line Warranty Program



External Service Lines, Out of Sight

Communities are always changing and evolving, and as infrastructure ages, service lines are frequently forgotten.

Many municipal staff and elected officials have heard concerns and complaints from residents who were not aware of their responsibility for the water and sewer lines on their private property and learn they are 'on the hook' for unexpected and potentially costly repairs when it's already too late.

Many standard homeowners policies do not provide coverage for these systems and, if they do, there is a deductible, risk of rising rates after a claim, the inconvenience of finding a contractor and a waiting period for a reimbursement.



41%

of homeowners are unaware of their responsibility for private service lines.*

Service Line Warranty Program

Exclusively through municipal partnerships, Service Line Warranties of Canada (SWLC) offers optional service plans to homeowners that help protect against the cost and inconvenience of unexpected repairs to the water and sewer lines on the private side of their property that connect to the municipal system.

Beyond offering residents financial peace of mind, our program takes away the burden of finding a contractor for an emergency repair, while driving business to a network of licensed and qualified local contractors.

93%

of respondents believe **the municipality should help educate homeowners** about their responsibilities related to a water or sewer line break on their property.*

* SLWC's 2022 State of the Canadian Home survey

How Does it Work?

Our partners benefit from an SLWC-funded awareness campaign to educate residents on their water and sewer service line responsibility and offer optional protection.

The collateral has the municipal logo to demonstrate that the offering is legitimate, is for the residents' benefit, and has the support of the municipality. All communications are reviewed and approved by the municipal staff.

If a homeowner decides a plan is right for them, enrollment is straightforward and accessible, with simple criteria, and no property inspection.



A homeowner who chooses to sign up for an SLWC plan receives the following benefits when making a claim:

- A repair hotline available 24/7/365
- Repairs performed by a licensed and insured local plumber
- A 1-year guarantee on materials and workmanship for all repairs

Our plans provide generous coverage sufficient for the vast majority of repairs. We maintain high standards of customer service and workmanship, through a variety of measures including a post-repair survey.

Cares Program

We are committed to putting people at the heart of everything we do, and that includes supporting those in need in the communities we service.

Our Cares Program offers qualifying low-income residents who are not enrolled in the program free repairs when they are faced with a service emergency.

Residents of your community who may be eligible for pro bono work can apply [here](#).

Who Is Service Line Warranties of Canada?

SLWC is a subsidiary of HomeServe, a global home services company. We have offices in Toronto, the U.K., France, Spain, Japan and the U.S. The North American headquarters is in Norwalk, Connecticut, and the Canadian operations are managed locally in Ontario, with employees around the Greater Toronto area and Quebec.

In 2014, AMO-LAS invited us to offer our protection plans to homeowners through their members and since then we have **established partnerships with over 70 municipalities.**

Across North America, Service Line Warranties and its parent HomeServe work with **over 1,200 municipalities and utilities, serving 4.8 million customers.**



servicelinewarranties.ca



Meet the Team



Mike Van Horne
General Manager

Mike brings over 20 years of experience driving record sales and market share growth across diverse business categories. He assumed the role of General Manager of HomeServe and Service Line Warranties of Canada in November 2020 and is responsible for business development, account management, operations and marketing.



Adam Moede
Manager, Partnerships

Adam handles account management, supporting our partners and continuing the success of the Service Line Warranty Program through a customer-first approach.



Madhav Gottumukkala
Senior Manager, Marketing

Madhav brings with him over 14 years of experience in diverse marketing functional roles in product marketing, trade marketing, brand building and leading impactful demand-generation campaigns in the Canadian market.



Morty Smolash
Senior Manager, Business Development

With over 30 years of sales and management experience in the technology and engineering markets, Morty has delivered multiple successful IT and Engineering/PLM projects to Canadian and U.S. organizations of all sizes, mostly in the aerospace, automotive, financial services and manufacturing sectors.



Elise Dostal
Senior Manager, Partnerships

Elise is responsible for account management nationally and continues carrying out our new partner acquisition strategy in Ontario as part of our original local business development team.



Daisy Peppler, *Senior Manager, National Operations*

With over 20 years of experience in marketing, sales and operations, Daisy has worked extensively with contractors in her roles at some of Canada's top service companies. Daisy is dedicated to building a successful operation, creating the best-in-class service customers come to expect from SLWC.



Jeffrey Olson, *Senior Director, Business Development*

Jeff has been in this role for the past 12 years and founded the SLWC business operations in Canada. He has spent the last 29 years working with both municipal and investor-owned utilities across the United States and Canada to improve performance and enhance services.



Contact Us

Elise Dostal

Senior Manager, Partnerships

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Adam Moede

Manager, Partnerships

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Email: amoede@slwofc.ca



**The Planning Act
Status of a Decision
on an Official Plan Amendment
for the Municipality of Morris-Turnberry
by the Corporation of the County of Huron**

This notice is further to the Notice of Decision given on January 4, 2023 under subsection 17(34) and (35) of the Planning Act with respect to Official Plan Amendment No. 11 to the Municipality of Morris-Turnberry Official Plan. The decision of the County of Huron was to approve this Official Plan Amendment.

This notice provides the status of the decision on this Official Plan Amendment pursuant to subsections 17(36) and (38) of the Planning Act which pertain to appeals, when decisions become final, and when approvals come into effect.

Please be advised that since there were no appeals received the decision to approve Official Plan Amendment No. 11 to the Municipality of Morris-Turnberry Official Plan is now final and the amendment came into effect as of January 25, 2023

Additional Information

Should you have any questions regarding this notice, please feel free to contact the County of Huron Planning & Development Department, 57 Napier St., Goderich ON N7A 1W2 (519-524-8394 x3).

Dated at the Town of Goderich this 13th day of February, 2023

Susan Cronin, County Clerk
1 Court House Square
Goderich ON N7A 1M2
519-524-8394

Purpose and Effect

The purpose and effect of the General Update is primarily to include updated direction and clarification for Additional Residential Units, the application of Minimum Distance Separation, and requirements for compliance with Provincial nitrate guidelines to ensure the long-term protection of groundwater in privately serviced areas.

This Amendment will:
Agriculture

1. Incorporate policies and provisions to permit Additional Residential Units in the agricultural area as follows:
 - a. On commercial scale farms (AG1), an ARU is permitted in either or both of the main dwelling and detached unit provided the detached ARU is located within 60 metres of the main dwelling and utilizes the same laneway.
 - b. On small agricultural holdings (AG4) an ARU is permitted in the main dwelling.

2. Clarify that Minimum Distance Separation is not applicable to On-Farm Diversified Uses or Agricultural Commercial Industrial (AG3) uses.
3. Amend the application of MDS to cemeteries such that cemeteries are treated as
 - a. Type A Land Use (single distance) rather than a Type B Land Use (double distance).
4. Expand permissions for on-farm accommodation for farm labour to building types other than a mobile home.

Urban Settlement Areas

5. Incorporate provisions for Additional Residential Units (ARU) in Village settings subject to a re-zoning, supportive nitrate study and sufficient area to locate a septic system.
6. Update source water protection policies and mapping to reflect updated mapping for Belgrave Municipal Well and incorporate Wellhead Protection Areas (WHPAs) on key maps.
7. Permit single detached dwellings in all village and hamlets settings where appropriate but require multi-unit dwellings (including semi-detached and duplexes) to be established subject to re-zoning, supportive nitrate study and sufficient area to locate a septic system.
8. Permit modular homes to be utilized for detached ARUs in VR2 zones.
9. Clarify that lot creation and/or intensification is permitted based on MOE D-Series Guidelines for Nitrates and the County's Nitrate Terms of Reference.

CORPORATION OF THE COUNTY OF HURON

TO: Warden and Members of County Council
FROM: Michael Blumhagen, Treasurer and Director of Corporate Services
DATE: 2/8/2023
SUBJECT:

RECOMMENDATION:

RECOMMENDED MOTION:

THAT:

The Council of the Corporation of the County of Huron receives the report by Michael Blumhagen, Treasurer and Director of Corporate Services, titled Small-Scale On-Farm Business Tax Subclass, dated February 8, 2023 as presented for information.

BACKGROUND:

COMMENTS:

One property tax measure that was announced in the *2021 Ontario Economic Outlook and Fiscal Review* was with respect to the Small-Scale On-Farm Subclass.

On December 9, 2021, O. Reg. 828/21 established a second optional subclass for both the industrial and commercial property classes to provide further support to small-scale on-farm businesses.

Small-Scale On-Farm Business Subclass

To enhance property tax programs that support farm businesses and to encourage their growth, the Province is increasing the assessment threshold for the small-scale on-farm business subclass. Currently, municipalities have the option of adopting this subclass which provides a reduced tax rate on the first \$50,000 of eligible assessment.

Starting in 2022, municipalities that adopt the small-scale on-farm business subclass will have the option to maintain the current assessment threshold of \$50,000 for municipal tax purposes, and they may also adopt a second subclass that would increase the amount of eligible assessment to \$100,000. The Province will apply a reduced business education tax rate to this increased \$100,000 threshold for all eligible properties, regardless of whether municipalities adopt the subclass.

Municipal Property Assessment Corporation has started to identify eligible properties and these are now updated in the year-end tax roll.

MPAC is working to implement the new regulation with careful review and administration. Where required, we will issue Special Amended Notices (SANs) to affected property owners

beginning this month, with the first issue date being March 21. Municipalities are encouraged to monitor Municipal Connect for SANs as we continue to review and update eligible properties.

Requirements for the Optional Subclass:

By-law

- A council of a single or upper-tier municipality may pass a by-law opting to have both subclasses or they may pass a by-law for the industrial subclass.
- The commercial property subclass is only available if the municipality has passed a by-law for the industrial property subclass.

Assessment Criteria

- To be eligible, the commercial and/or industrial facility must be used to sell, process or manufacture something from a farm product produced on the farmland or on land used to operate the farming business.
- The first \$100,000 of assessed value attributed to the commercial or industrial operation will qualify for 25% of the commercial or industrial tax rate.
- The attributed industrial/commercial operation with an assessed value equal to or greater than \$1 million, will not qualify for the subclass tax reduction.

Taxation

- The commercial and industrial subclasses were created to provide a tax rate that is 75% lower than the commercial and industrial tax rates that would otherwise apply.
- The subclasses are in effect for 2022 taxation and subsequent taxation years.
- MPAC will identify eligible properties even in municipalities that have not passed a by-law adopting the subclasses because they will still be subject to a lower maximum tax rate for school purposes.
- The Realty Tax Qualifier (RTQ) code for the new second subclass is "0" (zero).

The County had previously adopted the small scale on farm subclass of up to \$50,000.

This subclass is currently reflected in the 2023 draft budget, assuming it will be implemented. If Council is interested in pursuing the implementation of this subclass, the County will send this report to the local municipalities for feedback prior to final approval.

OTHERS CONSULTED:

FINANCIAL IMPACTS

The impact is minimal if adopted at the County with \$217,400 in assessment being currently deemed eligible for the new optional subclass, with an impact of \$448 being shifted onto the Resident property class. Commercial business assessment equals \$171,600, and Industrial business assessment equals \$45,800.

For the previously adopted subclass up to \$50,000, total eligible assessment is currently \$391,700.



Report for Council: Cannabis Act Information

Prepared: January 2023

Contents

3	Background
3	Cannabis Act: Information For Municipalities
3	1. Licensed Producers
4	2. Personal and Designated Production
5	Community Expressed Concerns
5	Impact to the Municipality
5	Advocacy Efforts to Date
6	Recommendations for Further Advocacy
6	Call to Action Letter
6	Report for Council: Cannabis Act Information (this report)
6	Further Resources
6	The Cannabis Act: The Facts
6	The Cannabis Act
6	Cannabis Information for Municipalities
6	Ontario: Cannabis Control Act
7	Correspondence Received by Council
7	Correspondence to Council, January 2023: Bonnie Shackelton
7	Appendix A
7	Appendix B

Background

On January 18, 2023, Huron County Council passed the following motion:

THAT:

The Council of the County of Huron request staff to prepare a report for Council on the Federal Cannabis Legislation Review with recommendations on options for Huron County to address their concerns with this legislation.

Cannabis Act: Information For Municipalities

According to The Government of Canada's *Information for Municipalities - Medical Use of Cannabis* there are two approved ways medical cannabis can be grown: *Licensed Producers* and *Personal and Designate Production*

1. Licensed Producers

Licensed producers are individuals or companies licensed by Health Canada to produce and sell cannabis for medical purposes. Licensed producers must meet stringent health and safety security requirements before producing and selling cannabis.

When applying to be a licensed producer under the Access to Cannabis for Medical Purposes Regulations (ACMPR), or when applying to amend a licence, an applicant must notify:

- The municipality
- Local fire officials
- Local law enforcement

Licensed producers must also notify these local authorities, within 30 days, after the issuance of a licence or the renewal, amendment, suspension, reinstatement, or revocation of their licence. These notification requirements are intended to provide local authorities with information about activities with cannabis conducted in their jurisdiction to allow them to take appropriate measures, as applicable.

Licensed producers are expected to obey all relevant federal, provincial and municipal laws and by-laws, including municipal zoning by-laws.

2. Personal and Designated Production

If a person wants to produce a limited amount of cannabis for his/her own medical purposes, he/she needs to register with Health Canada. He/she can also choose to designate another person to produce a limited amount of cannabis for him/her. A person can produce a limited number of marijuana plants under a maximum of two registrations (for one other person and him/herself, or two other people). Marijuana plants may be produced under a maximum of four registrations at one address.

A registered or designated person is permitted to produce marijuana plants indoors and/or outdoors, but not both at the same time. If a person wishes to produce marijuana plants outdoors, the boundary of the land on which the production site is located cannot have any points in common with the boundary of the land on which a school, public playground, day care facility or other public place frequented mainly by persons under 18 years of age.

The number of plants a person can grow is determined by the daily amount recommended by their health care practitioner and a set of formulas in the regulations.

Health Canada also recommends that registered and designated persons be discreet with their production.

Individuals who are registered with Health Canada to produce a limited amount of cannabis for medical purposes are expected to obey all federal, provincial and municipal laws and by-laws.

Community Expressed Concerns

Recently, some concerns regarding the Cannabis Act and local growing practices have been expressed by community members. Some of the topics of concern expressed have included:

- Excessive noise produced by ventilation units
- Serious odour impacts from production
- Health concerns from neighbouring property owners
- Questions regarding zoning requirements for Cannabis operations, particularly in regards to areas zoned residential
- The current lack of a Minimum Distance Separation (MDS) between licensed facilities/designate growers, and homes, public facilities

Impact to the Municipality

Community concerns regarding the Cannabis Act have an impact on the municipality. These impacts include the costs associated with Council and staff time and legal fees. There is also a potential for community disruption pertaining to licenses issued under the Federal Medical Cannabis Registration process.

It is important to note that the municipality's concerns expressed in this report are not against or opposed to cannabis. The County of Huron appreciates the role that both the federal and provincial governments provide in assisting municipalities. However, when new legislation is implemented, it is often at the municipal level that the impacts of change can be observed and notations can be made for areas of improvement. It is vital that municipal governments pay attention and provide information and recommendations to other levels of government so that continual improvements can be made over time.

Advocacy Efforts to Date

On October 5, 2022 a letter was sent to the Cannabis Act Legislative Review Secretariat of Health Canada. The letter offered requested feedback on the Cannabis Act and a recommendation for a Minimum Distance Separation to protect residential areas.

See Appendix A.

Recommendations for Further Advocacy

Report for Council: Cannabis Act Information (this report)

Further advocacy could be accomplished by sending this report, including the correspondence found in the appendices, to the Western Ontario Warden's Caucus (WOWC) for discussion and consideration.

A Call to Action Letter could be sent on behalf of WOWC, and all WOWC member municipalities could be invited to send similar letters to the agencies and individuals outlined below.

Call to Action Letter

A sample Call to Action Letter for Huron County can be found in Appendix B. Once approved by Council, letters could be sent to:

- Federation of Canadian Municipalities (FCM)
- All Municipalities in Ontario
- Ministry of Agriculture, Food and Rural Affairs (OMAFRA)
- Premier of Ontario: Doug Ford
- Provincial Minister of the Environment, Conservation and Parks: David Piccini
- Provincial Minister of Agriculture: Lisa Thompson
- Provincial Minister of Municipal Affairs and Housing: Steve Clark
- Member of Parliament: Ben Lobb
- Federal Minister of Agriculture and Agri-Food: Marie-Claude Bibeau
- Federal Minister of Health: Jean-Yves Duclos

Further Resources

The Cannabis Act: The Facts

<https://www.canada.ca/en/health-canada/news/2018/06/backgrounder-the-cannabis-act-the-facts.html>

The Cannabis Act

https://laws-lois.justice.gc.ca/eng/annualstatutes/2018_16/FullText.html#:~:text=The%20objectives%20of%20the%20Act,operating%20outside%20the%20legal%20framework

Cannabis Information for Municipalities

<https://www.canada.ca/en/health-canada/services/drugs-medication/cannabis/information-municipalities.html>

Ontario: Cannabis Control Act

<https://www.ontario.ca/laws/statute/17c26>

Correspondence Received by Council

Correspondence to Council, January 2023: Bonnie Shackelton

<https://agendas.huroncounty.ca/agendapublic/AttachmentViewer.ashx?AttachmentID=7134&ItemID=5394>

Appendix A

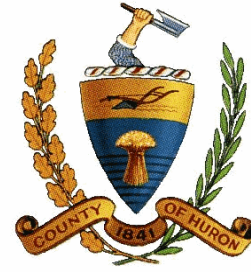
Copy of the letter sent to the Cannabis Act Legislative Review Secretariat of Health Canada on October 5, 2022

Appendix B

Sample Call to Action Letter

OFFICE OF THE WARDEN

Corporation of the County of Huron
1 Courthouse Square
Goderich, Ontario N7A 1M2
www.HuronCounty.ca
Phone: 519.524.8394
Toll Free: 1.888.524.8394



October, 5, 2022

To: Cannabis Act Legislative Review Secretariat
Health Canada
Address locator 03021
Ottawa, Ontario
K1A 0K9

On October 5, 2022, Huron County Council passed the following motion:

THAT:

The Council of the County of Huron send correspondence to Health Canada requesting consultation when implementing legislation on cannabis regulation as there is a direct impact on municipal operations and sometimes non compliancy to municipal by-laws;

AND FURTHER THAT:

The Council of the County of Huron recommends the inclusion of a system of Minimum Distance Separation to protect residential areas;

AND FURTHER THAT:

This correspondence be circulated to Huron County local municipalities for support.

Thank you for requesting feedback on the Cannabis Act and the current legislative framework for cannabis in Canada. As a municipal government for one of Canada's most agriculturally productive regions, and a popular tourism destination, we have been in the position to observe areas for improvement during the last several years of legal cannabis production under the Cannabis Act as managed by Health Canada.

Under the current legislative and regulatory framework, we have observed, and continue to observe, serious odour impacts on local communities and residents from cannabis production facilities; including concerns from local medical practitioners about these impacts. Most often, these odour impacts arise from properties used for 'The Production of Cannabis for Own Medical Purposes by a Designated Person'.

In our local municipal experience, these facilities are often established without complying with local municipal zoning and nuisance by-laws, often contain hundreds

of cannabis plants for each of the four assigned individuals, and usually do not include adequate odour controls to manage impacts on surrounding homes, public facilities, and the community at large.

To help manage public impacts of cannabis production facilities, we request that all production facilities, including facilities used by a designated person to produce cannabis for an individual's medical purposes, require confirmation from the local municipality that the facility/site selected complies with all local municipal by-laws and regulations prior to an application being approved by Health Canada. We also request that Health Canada implement a system of minimum setbacks between cannabis production facilities and sensitive odour receptors, including homes and public facilities.

As an agricultural community we have had extensive experience with the Ontario Ministry of Agriculture, Food and Rural Affairs Minimum Distance Separation (MDS) Formula, an approach which has been used to successfully manage land use conflicts resulting from odour between livestock facilities and sensitive receptors for almost fifty years. We believe a system based on MDS would be appropriate to manage the impacts of Health Canada's approved cannabis facilities, including both licensed commercial producers and designated growers for individuals.

In conclusion, we strongly recommend enhanced consultation with municipal governments and request further notice and consultation with the County of Huron when drafting and implementing legislation and regulations dealing with matters related to cannabis production, as there is a direct impact on local municipal operations, local residents, and in some cases serious issues of non-compliance with local municipal by-laws.

Sincerely,

A handwritten signature in black ink, appearing to read "Glen McNeil".

Glen McNeil
Warden, Huron County
On behalf of Huron County Council

OFFICE OF THE WARDEN

Corporation of the County of Huron
1 Courthouse Square
Goderich, Ontario N7A 1M2
www.HuronCounty.ca
Phone: 519.524.8394
Toll Free: 1.888.524.8394



{insert date}

To: {insert recipient}

Re: Call to Action: Review of the Cannabis Act

On {insert date}, Huron County Council passed the following motion:

THAT:

{insert motion}

AND FURTHER THAT:

{insert motion}

The County of Huron calls for a review and amendments to the Cannabis Act and the current legislative framework for cannabis in Canada.

To be clear, the County of Huron is not against or opposed to cannabis and we appreciate the role that both the federal and provincial governments provide in assisting municipalities. However, when new legislation is implemented, it is often at the municipal level that the impacts of change can be observed, and notations can be made for areas of improvement. It is vital that municipal governments pay attention and provide information and recommendations to higher levels of government so that continual improvements can be made over time.

It is in this spirit that we provide the following recommendation:

As a municipal government for one of Canada's most agriculturally productive regions and a popular tourism destination, we have been in the position to observe the last several years of legal cannabis production under the Cannabis Act as managed by Health Canada.

Under the current legislative and regulatory framework, we have observed, and continue to observe, serious odour impacts on local communities and residents from cannabis production facilities; including concerns from local medical practitioners about these impacts. Most often, these odour impacts arise from properties used for 'The Production of Cannabis for Own Medical Purposes by a Designated Person'.

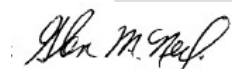
In our local municipal experience, these facilities are often established without complying with local municipal zoning and nuisance by-laws, often contain hundreds of cannabis plants for each of the four assigned individuals, and usually do not include adequate odour controls to manage impacts on surrounding homes, public facilities, and the community at large.

To help manage public impacts of cannabis production facilities, we request that all production facilities, including facilities used by a designated person to produce cannabis for an individual's medical purposes, to require confirmation from the local municipality that the facility/site selected complies with all local municipal by-laws and regulations prior to an application being approved by Health Canada. We also request that Health Canada implement a system of minimum setbacks between cannabis production facilities and sensitive odour receptors, including homes and public facilities.

As an agricultural community, we have had extensive experience with the Ontario Ministry of Agriculture, Food and Rural Affairs' Minimum Distance Separation (MDS) Formula, an approach which has been used to successfully manage land use conflicts resulting from odour between livestock facilities and sensitive receptors for almost 50 years. We believe a system based on MDS would be appropriate to manage the impacts of Health Canada's approved cannabis facilities, including both licensed commercial producers and designated growers for individuals.

In conclusion, we strongly recommend further notice and enhanced consultation with municipal governments when drafting and implementing legislation and regulations related to cannabis production, as there is a direct impact on local municipal operations, local residents, and in some cases, serious issues of non-compliance with local municipal by-laws.

Sincerely,



Glen McNeil
Warden, Huron County
On behalf of Huron County Council

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www.HuronCounty.ca
Phone: 519.524.8394
Toll Free: 1.888.524.8394



February 1, 2023

Sent via email.

Re: Call to Action: Review of the Cannabis Act

Please note that on February 1, 2023 Huron County Council passed the following motion:

Moved by: Councillor G. Finch and Seconded by: Councillor M. Anderson

THAT:

The Council of the County of Huron approve the report by CAO Meighan Wark dated February 1, 2023 titled Report to Council: Cannabis Act Information as presented;
AND FURTHER THAT:

The Council of the County of Huron advocate for improvements to the Cannabis Act and current legislative framework for cannabis in Canada by sending the report titled *Report for Council: Cannabis Act Information*, including the correspondence found in the appendices, to the Western Ontario Warden's Caucus (WOWC) for discussion and consideration;

AND FURTHER THAT:

The Council of the County of Huron approve forwarding Call to Action Letters to the following for support:

- Federation of Canadian Municipalities (FCM)
- All Municipalities in Ontario
- Ministry of Agriculture, Food and Rural Affairs (OMAFRA)
- Premier of Ontario
- Provincial Minister of the Environment, Conservation and Parks
- Provincial Minister of Agriculture
- Provincial Minister of Municipal Affairs and Housing
- Member of Parliament
- Federal Minister of Agriculture and Agri-Food
- Federal Minister of Health

CARRIED

The County of Huron calls for a review and amendments to the Cannabis Act and the current legislative framework for cannabis in Canada.

To be clear, the County of Huron is not against or opposed to cannabis and we appreciate the role that both the federal and provincial governments provide in assisting municipalities. However, when new legislation is implemented, it is often at the municipal level that the impacts of change can be observed, and notations can be made for areas of improvement. It is vital that municipal governments pay attention and provide information and recommendations to higher levels of government so that continual improvements can be made over time.

It is in this spirit that we provide the following recommendation:

As a municipal government for one of Canada's most agriculturally productive regions and a popular tourism destination, we have been in the position to observe the last several years of legal cannabis production under the Cannabis Act as managed by Health Canada.

Under the current legislative and regulatory framework, we have observed, and continue to observe, serious odour impacts on local communities and residents from cannabis production facilities; including concerns from local medical practitioners about these impacts. Most often, these odour impacts arise from properties used for 'The Production of Cannabis for Own Medical Purposes by a Designated Person'.

In our local municipal experience, these facilities are often established without complying with local municipal zoning and nuisance by-laws, often contain hundreds of cannabis plants for each of the four assigned individuals, and usually do not include adequate odour controls to manage impacts on surrounding homes, public facilities, and the community at large.

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As an agricultural community, we have had extensive experience with the Ontario Ministry of Agriculture, Food and Rural Affairs' Minimum Distance Separation (MDS) Formula, an approach which has been used to successfully manage land use conflicts resulting from odour between livestock facilities and sensitive receptors for almost 50 years. We believe a system based on MDS would be appropriate to manage the

impacts of Health Canada's approved cannabis facilities, including both licensed commercial producers and designated growers for individuals.

In conclusion, we strongly recommend further notice and enhanced consultation with municipal governments when drafting and implementing legislation and regulations related to cannabis production, as there is a direct impact on local municipal operations, local residents, and in some cases, serious issues of non-compliance with local municipal by-laws.

Sincerely,

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Glen McNeil
Warden, Huron County
On behalf of Huron County Council

Outstanding Action Items
Open Session

February 21

Meeting Date	Action Item	Action By	Current Status	Last Action Date	Next Step
September 20, 2022	Development Guidelines	CAO	Direction received to return by-law, finalizing draft		Return final version for adoption under by-law.
December 6, 2022	Review cap on Cost of Living Adjustments	CAO	Staff to draft report for Council consideration		Present report to Council with options.
December 6, 2022	Review conference attendance limit for Council	CAO	Staff to draft report for Council consideration		Present report to Council with options.



CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 11-2023

Being a by-law under the *Ontario Building Code Act* respecting construction, demolition, change of use permits, and inspections.

WHEREAS Pursuant to the *Ontario Building Code Act*, 1992, as amended the Lieutenant-Governor in Council has established an Ontario Building Code (O Reg. 332/12, as amended) which is in force throughout Ontario;

AND WHEREAS Section 7 of the *Ontario Building Code Act*, 1992, as amended authorizes a municipal council to pass by-laws concerning the issuance of permits and related matters;

AND WHEREAS Section 35 of the *Ontario Building Code Act*, S.O. 1992, C.23, as amended provides that the Act and the Ontario Building Code, as amended supersede all Municipal By-laws respecting the construction or demolition of buildings;

AND WHEREAS Section 3(1) of the *Ontario Building Code Act*, S.O. 1992, C.23, as amended provides that the Council of each Municipality is responsible for the enforcement of this Act in the Municipality;

AND WHEREAS Section 3(2) of the Ontario Building Code Act, S.O. 1992, C.23, as amended provides that the Council of each Municipality shall appoint a Chief Building Official and such inspectors as are necessary for the enforcement of this Act in the areas in which the Municipality has jurisdiction;

AND WHEREAS all fees as per this By-law shall be in accordance with the Schedules to the Municipality of Morris-Turnberry Consolidated Fee's & Charges By-law to establish the rates, fees and charges for various services provided by the Municipality of Morris-Turnberry, as amended;

NOW THEREFORE the Council of The Corporation of the Municipality of Morris Turnberry hereby enacts as follows:

1. SHORT TITLE

This By-Law may be cited as the “Building By-Law”.

2. DEFINITIONS

2.1. In this By-Law:

- 2.1.1. “Act” means the Ontario Building Code Act, 1992, S. O. 1992, Chapter 23, as amended;
- 2.1.2. “Applicant” means the owner of any building or property who applies for a permit or any person acting as the authorized agent of the owner to apply for a permit on the owner’s behalf;
- 2.1.3. “Architect” means a holder of a licence, a certificate of practice, or a temporary licence under the Architects Act as defined in the Ontario Building Code as amended;
- 2.1.4. “As Constructed Plans” means as constructed plans as defined in the Ontario Building Code;
- 2.1.5. “Building” means a building as defined in Section 1(1) of the Act;
- 2.1.6. “Ontario Building Code” means the regulations made under Section 34 of the Act;

- 2.1.7. “Chief Building Official” means the Chief Building Official or acting chief building official appointed by the by-law of The Corporation of the Municipality of Morris Turnberry for the purposes of enforcement of the Act;
- 2.1.8. “Construct” means to do anything in the erection, installation, extension or material alteration or repair of a building and includes the installation of a building unit fabricated or moved from elsewhere, and “construction” has a corresponding meaning;
- 2.1.9. “Corporation” means The Corporation of the Municipality of Morris Turnberry;
- 2.1.10. “Demolish” means to do anything in the removal of a building or and material part thereof, and “demolition” has a corresponding meaning;
- 2.1.11. “Electronic Submission” means the filing of an application for permit or alternative solution, including all required forms, documents and drawings, submitted through an electronic means approved by the Chief Building Official;
- 2.1.12. “Farm Building” means a farm building as defined in Division. A Section 1.4.1.2 of the regulations;
- 2.1.13. “Inspector” means an inspector appointed by By-law for the Corporation of the Municipality of Morris Turnberry for the purpose of enforcement of the Act;
- 2.1.14. “Municipality” means the Corporation of the Municipality of Morris Turnberry;
- 2.1.15. “Occupancy Permit” means a permit authorizing occupancy of a building or part of a building prior to its completion as set out in Division. C, Section 1.3.3 of the regulations;
- 2.1.16. “Owner” means the registered owner of the land and includes a lessee, mortgagee in possession and the person in charge of the property, acting as the authorized agent of the owner;
- 2.1.17. “Permit” means written permission or written authorization from the Chief Building Official to perform work regulated by this by-law and the Act, or to change the use of a building or part of a building or parts thereof or, in the case of an occupancy permit, to occupy a building or part of a building or parts thereof;
- 2.1.18. “Prescribed Value” means the Applicant’s estimated value of construction of a proposed building including the total value of all work, services and materials in respect of its construction and of all professional and related services, as reviewed by the Chief Building Official and adjusted if deemed necessary by the Chief Building Official to establish a reasonable value based on the facts before him or her.
- 2.1.19. “Plumbing” means plumbing as defined in Section 1(1) of the Act;
- 2.1.20. “Professional engineer” means a person who holds a license or a temporary license under the Professional Engineer’s Act, as defined in the Ontario Building Code as amended;
- 2.1.21. “Re-inspection” means any inspection of a construction stage made pursuant to a previous inspection of the same construction stage;
- 2.1.22. “Sewage system” means a sewage system as defined in Section 1(1) of the Act”;
- 2.2. Terms not defined in this by-law shall have the meaning as described in the Act or the Ontario Building Code.

3. PERMITS

3.1. CLASSES OF PERMITS

Classes of permits required for construction, demolition, change of use, occupancy of a partially complete building and conditional permits are set forth in Schedule “A” appended to and forming part of this by-law.

3.2. APPLICATION FOR PERMIT

To obtain a permit, an applicant shall file an application electronically or in writing on forms prescribed by the Province of Ontario and available from the Chief Building Official or from the Ministry of Municipal Affairs website, www.mah.gov.on.ca, and supply any other information relating to the application, as required by the Chief Building Official.

Every application for a permit shall be submitted to the Chief Building Official.

3.3. CONSTRUCTION PERMITS

Where an application is made for a Construction Permit under 8(1) of the Act the applicant shall;

- 3.3.1. Use the provincial application form, “Application for a Permit to Construct or Demolish”;
- 3.3.2. Include complete plans and specifications, documents and other information as required by the Ontario Building Code and as prescribed in this By-law for the work to be covered by the permit;
- 3.3.3. Provide a completed Commitment for General Review by Architect and Engineer form where a building is required to be designed by an Architect or a Professional Engineer as prescribed in the Ontario Building Code;
- 3.3.4. Provide a completed Energy Efficiency Design Summary form; and
- 3.3.5. Provide a completed Farm Data Sheet when applicable where an application is made for a Farm Building with livestock housing in the form provided by the Chief Building Official.

3.4. DEMOLITION PERMITS

Where an application is made for a Demolition Permit under 8(1) of the Act the applicant shall;

- 3.4.1. Use the provincial application form, “Application for a Permit to Construct or Demolish”; and
- 3.4.2. Include complete plans and specifications, documents and other information as required by the Ontario Building Code and as prescribed in this By-law for the work to be covered by the permit.

3.5. CONDITIONAL PERMITS

3.5.1. Where an application is made for a Conditional Permit under 8(3) of the Act the applicant shall;

- a. Use the provincial application form, “Application for a Permit to Construct or Demolish”;
- b. Include complete plans and specifications, documents and other information as required by the Ontario Building Code and as prescribed in this By-law for the work to be covered by the permit;
- c. Provide a completed Commitment for General Review by Architect and Engineer form where a building is required to be designed by an Architect or a Professional Engineer;
- d. State the reasons why the applicant believes that unreasonable delays in construction would occur if a conditional permit is not granted;
- e. State the necessary approvals which must be obtained in respect of the proposed building and the time in which such approvals will be obtained;
- f. State the time in which plans, and specifications of the complete building will be filed with the Chief Building Official; and
- g. Be subject to the applicant entering into an agreement as provided for in Section 8(3) of the Act.

3.5.2. The Chief Building Official (CBO) and or designate is delegated as being the appointed officer for the Municipality and may exercise Municipal Council’s powers of authority under 8(3) of the Act.

3.6. CHANGE OF USE PERMITS

Where an application is made for a Change of Use Permit under 10(1) of the Act the applicant shall;

- 3.6.1. Use the provincial application form, “Application for a Permit to Construct or Demolish”;
- 3.6.2. Describe the building in which the occupancy is to be changed, by a description that will readily identify and locate the building;
- 3.6.3. Identify and describe in detail the current and proposed occupancies of the building or part of the building for which the application is made;
- 3.6.4. Include complete plans and specifications showing the current and proposed occupancy of all parts of the building, and which contain sufficient information to establish compliance with the requirements of the Ontario Building Code, including: floor plans, details of wall, ceiling and roof assemblies identifying required fire resistance ratings and load bearing capacities;
- 3.6.5. State the name, address and telephone number of the owner; and
- 3.6.6. Be signed by the owner or their authorized agent who shall certify the truth of the contents of the application.

3.7. PARTIAL PERMITS

A Partial Building Permit may be issued under Section 8(1) of the Act where;

- 3.7.1. In order to expedite work, approval of a portion of the building or project is desired prior to the issuance of a permit for the complete building or project and where the construction authorized by the permit complies with the Act, Ontario Building Code, and other applicable law;
- 3.7.2. The required information to issue the permit will be determined by and to the satisfaction of the Chief Building Official;
- 3.7.3. When a Partial Permit is requested, the full building or project application is deemed to be incomplete; and
- 3.7.4. A permit is issued for part of a building or project, such permit shall not be construed to authorize construction beyond the plans for which approval was given nor that approval will necessarily be granted for the entire building or project.

3.8. OCCUPANCY PERMITS

- 3.8.1. Buildings described in Division. C, sentence 1.3.3.1.(1) of the Ontario Building Code:

An occupancy permit for buildings described in Division. C, sentence 1.3.3.1.(1) of the Ontario Building Code, other than dwelling units, including additions and renovations to those buildings, shall be issued where the Chief Building Official has determined that the requirements for occupancy in Division. C, sentence 1.3.3.1.(2) of the Ontario Building Code have been met and has authorized the occupancy of the building or part thereof.

- 3.8.2. New residential buildings described in Division. C, article 1.3.3.2. of the Ontario Building Code:

An occupancy permit for new residential buildings described in Division. C, article 1.3.3.4. of the Ontario Building Code, [including detached, semidetached and most town homes], shall be issued where the Chief Building Official has determined that the requirements for occupancy in Division. C, sentence 1.3.3.4.(3) of the Ontario Building Code have been met and has authorized the occupancy of the building or part thereof.

- 3.8.3 Buildings described in Division. C, article 1.3.3.5. of the Ontario Building Code:

An occupancy permit for buildings described in Division. C, article 1.3.3.5. of the Ontario Building Code shall be issued where the Chief Building Official has determined that the requirements for occupancy in Division. C, sentence 1.3.3.5.(3) of the Ontario Building Code have been met and has authorized the occupancy of the building or part thereof.

4. SUBMISSION REQUIREMENTS

4.1. PLANS AND SPECIFICATIONS

- 4.1.1. Sufficient information shall be submitted with each application for a permit to enable the Chief Building Official to determine whether or not the proposed construction, demolition, change of use, etc. will conform with the Act, the Ontario Building Code and applicable law.

- 4.1.2. Each application shall, unless otherwise specified by the Chief Building Official, be:

- a. an electronic or paper submission which includes a complete set of plans, documents and specifications as described by this By-law and Schedule “B” attached to this By-law;

- 4.1.3. An electronic submission is to be made in a Portable Document Format (PDF). Plans, specifications, documents, and other information are to be legible when printed to scale. Drawings to be a minimum size of 11” x 17” and shall be complete, fully dimensioned and to scale.

- 4.1.4. PDF Submissions shall have layers unlocked to permit mark-ups and additional notes by the Chief Building Official or designate.

- 4.1.5. Plans described in 4.1.2(1) of this By-law shall be drawn to scale and legible. Drawings shall be complete and fully dimensioned.
- 4.1.6. Site Plan with detailed dimensions shall be referenced to an up to date survey, and when required by the Chief Building Official to demonstrate compliance with the Act, the Ontario Building Code, or other applicable law, a copy of the survey shall be submitted to the Chief Building Official. Site Plan with detailed dimensions shall show:
- a. an electronic or paper submission which includes a complete set of plans, documents and specifications as described by this By-law and Schedule “B” attached to this By-law;
 - b. rights-of-way, easements, fire hydrants, fire access routes and municipal services;
 - c. lot size and the dimension of property lines and setbacks to any existing or proposed buildings; and
 - d. existing and proposed finished ground levels.
- 4.1.7. A surveyor’s certificate, prepared by a registered Ontario Land Surveyor, when required by the Chief Building Official, shall be submitted and approved prior to commencement of the framing or above grade portion, and shall show the location of the foundation or foundations on the lot. Elevations for the top of foundation(s) may be required.
- 4.1.8. On completion of the construction of a building, part of a building, or lot grading and drainage the Chief Building Official may require a set of as constructed plans including a plan of survey prepared and certified by an Ontario Land Surveyor showing the location of the building with a certificate of lot grading compliance.
- 4.1.9. Functional Servicing Report, Stormwater Management and other documentation as may be required by the Chief Building Official to demonstrate compliance with the Municipality of Morris Turnberry Municipal Servicing Standard.

4.2. ALTERNATIVE SOLUTIONS

- 4.2.1. Where a proposed material, system or building design differs from the “acceptable solution” in Division B of the Ontario Building Code, then it is treated as an “alternative solution”. The following information shall be provided to the Chief Building Official in support of the alternative solution:
- a. a description of the proposed material, system or building design for which an alternative solution is requested;
 - b. documentation that the alternative solution will achieve the level of performance required by the applicable acceptable solutions in Division B of the Ontario Building Code in respect to the objectives and the functional statements attributed to the applicable acceptable solutions in Ministry of Municipal Affairs Supplementary Standard SA-1, as stipulated in Division. A, 1.2.1.1(1)(b);
 - c. documentation described in Division. C, 2.1.1.1. and such other information or documentation as may be required by the Chief Building Official; and
 - d. each application for consideration of an alternative solution shall be accompanied by a fee as stipulated in the Municipality’s Fees and Charges By-law.

4.3. REVISIONS TO PERMIT

- 4.3.1. Where there is material or system change during construction and/or to the plans, specifications, documents, or other information on the basis of which a permit was issued, the owner or authorized agent is required under Section 8(12) of the Act to notify the Chief Building Official and shall submit the following:
- a. use the prescribed form; and
 - b. revised plans and specifications illustrating the changes, including all supporting documentation as may be requested by the Chief Building Official.

4.4. DISCRETION OF CHIEF BUILDING OFFICIAL

4.4.1. The Chief Building Official may waive the requirements of Part 4 of this By-law or Schedule “B” attached to this By-law with respect to any particular applications. Where the Chief Building Official exercises his/her discretion as set out in this section, the requirements of this By-law are deemed to be modified accordingly.

4.5. SEWAGE SYSTEM PERMITS

4.5.1. For every application for a sewage permit that is submitted to the Chief Building Official, the applicant shall:

- a. use the provincial application form, “Application for a Permit to Construct or Demolish;
- b. include complete plans and specifications, documents and other information as required by Division. C Section 1.3.1.3 (5) of the Ontario Building Code and as described in this by-law for the work to be covered by the permit.
- c. include a site evaluation which shall include all of the following items, unless otherwise specified by the Chief Building Official:
 - a. the date the evaluation was completed;
 - b. name, address, telephone number and signature of the person who prepared the evaluation; and
 - c. a scaled map of the site showing:
 - i. the legal description, lot size, property dimensions, existing rights of way, easements, or municipal / utility corridors;
 - ii. the location of items listed in Division B Tables 8.2.1.5. and 8.2.1.6.
 - iii. the location of the proposed sewage system;
 - iv. the location of any unsuitable, disturbed, or compacted areas;
 - v. proposed access routes for system maintenance;
 - vi. depth to bedrock;
 - vii. depth to zones of soil saturation;
 - viii. soil properties, including soil permeability, and (vii) soil conditions, including the potential for flooding.

5. PAYMENT OF FEES

Fees for a required permit shall be as set out in the Municipalities Fees and Charges By-law and are due and payable upon submission of an application for a permit.

Where application is made for a conditional permit, fees shall be paid for the complete project.

Where the fees payable in respect of an application for a construction or demolition permit issued under subsection 8(1) of the Act or a conditional permit issued under subsection 8(3) of the Act are based on a floor area, floor area shall mean the total floor space of all storeys above grade (or below grade for an underground home) measured as the horizontal area between the exterior walls of the building.

Where fees payable in respect of an application for a change of use permit issued under subsection 10(1) of the Act are based on a floor area, floor area shall mean the total floor space of all storeys subject to the change of use.

The Chief Building Official may, where a proposed building does not adhere to any of the above or where there is dispute, calculate the estimated value at his/her discretion.

6. REFUNDS

In the case of withdrawal of an application or the abandonment of all or a portion of the work or the non-commencement of any project, the Chief Building Official shall determine the amount of paid permit fees that may be refunded to the applicant, if any, in accordance with the Schedule below:

STATUS OF APPLICATION	PERCENTAGE OF FEE ELIGIBLE FOR REFUND
Application filed, No processing or Review of plans processed	90%
Application filed. Plans reviewed and Permit Issued	50%
Additional deduction for each field Inspection performed	10%
Permits issued valued at \$100.00 or less	0%

No refund shall be given unless a written request has been made by the owner or authorized agent, along with the written consent of the owner, and unless the permit is returned to the Chief Building Official for cancellation.

No refund shall be made where the Chief Building Official has revoked a permit under Subsection 8 (10) of the Act.

Where the holder of a permit has commenced construction and for any reason the project is abandoned, no refund shall be made, the existing construction shall be removed or demolished, the construction site shall be returned to a safe and cleared condition and the Permit shall be cancelled.

7. NOTICE REQUIREMENTS

Division. C Sentence 1.3.5.1 (2) of the Ontario Building Code requires that notification to the Chief Building Official be given at key stages of construction and requires that the Municipality undertake inspections at these stages of construction. A person to whom a permit is issued will be required to give notice of the readiness for inspection to the Chief Building Official or Registered Code Agency. Municipalities will be required to undertake on-site inspections of construction at each of these stages. Municipalities may pass a by-law under clause 7(1)(e) of the Act prescribing additional notification stages.

8. TIME FRAME FOR MANDATORY INSPECTION AFTER NOTICE IS GIVEN

Under Division. C Sentence 1.3.5.3. (1) of the Ontario Building Code, after a mandatory inspection notice has been given, an inspector or a Registered Code Agency, shall undertake a site inspection not later than two days after the notice is given to which the notice relates. In the case of site inspections of sewage systems, the Ontario Building Code Division. C Sentence 1.3.5.3 (2) requires the Municipality to undertake an inspection no later than five days to which the notice relates.

The time periods exclude Saturdays, holidays and all other days when the offices of the principal authority are not open for the transactions of business with the public. The time period of the inspection notice shall begin on the day following the day notice was given.

9. PERMIT REVOCATION, DEFERRAL OF REVOCATION AND TRANSFER

9.1. Revocation of Permit:

9.1.1.Prior to revoking a Permit under Section 8 (10) (b) or (c) of the Act, the Chief Official shall give written notice of intention to revoke to the permit holder at the last known address and, if on the expiration of thirty days from the date of such notice the ground for revocation continues to exist, subject to Subsection (2), the permit shall be revoked without further notice and all submitted plans and other information may be disposed of or, at the request of the permit holder, returned as directed.

- a. Notification under Subsection (1) (a) shall be served either personally or by registered mail. Where notification is by registered mail, it shall be deemed to have been served on the third business day after the date of mailing.

9.2. Deferral of revocation:

9.2.1. On receipt of a notice of intention to revoke a Permit, a permit holder may request in writing within thirty days from the date thereof, the Chief Building Official to defer the revocation of such Permit.

9.2.2. A request for deferral shall set out the reasons why the Permit should not be revoked and the date by which the work will be commenced or resumed.

9.2.3. Having considered the circumstances of the request and having determined that there have been no changes to the Ontario Building Code and any other applicable law which would have prevented the issuance of the original Permit, the Chief Building Official may allow a deferral to a prescribed date and shall notify the permit holder.

9.3. Transfer of Permit

9.3.1. Permits are transferable only upon the new owner completing a Permit application form pursuant to the requirements of Section 4.

9.3.2. Only an Administration fee as set out in the Municipality's Fees and Charges By-law shall be payable on a transfer by the new owner who shall thenceforth be the permit holder for the purpose of the Act and the Ontario Building Code.

9.3.3. AS CONSTRUCTED PLANS

The Chief Building Official may require that a set of plans of a building or any class of buildings as constructed be filed with the Chief Building Official on completion of construction under such conditions as may be prescribed in the Ontario Building Code.

10. PENALTY

Under clause 36 (a) (b) (c) of the Act, contravention of a by-law passed under the Act constitutes an offence. Convictions of an offence may be subject to penalties under sections 36 (3)-(5) of the Act.

11. CODE OF CONDUCT

A code of conduct is applicable to the Chief Building Official and Inspectors in accordance with 7.1-(1) of the Act.

A complaint as such shall be in writing, detailing the concerns and addressed to the Chief Administrative Officer of the Municipality of Morris Turnberry in accordance with the Municipality of Morris Turnberry employee guidelines.

12. REGISTERED CODE AGENCY

If the Municipality directly appoints a registered code agency under Section 4.1 of the Act, an agreement must be completed.

The agreement with the registered code agency authorizes the agency to perform functions specified in the agreement. The agreements shall be in writing and as outlined in the Ontario Building Code.

13. CONSTRUCTION FENCES

The person to whom a permit is issued in respect of construction or demolition which will take place at an urban construction site shall erect or cause to be erected and maintained, a fence enclosing the urban construction site in accordance with the provisions of this By-law.

Where there is fencing on or adjoining an urban construction site erected prior to the application for building or demolition permit in respect of that site, such fencing shall be deemed to be in compliance with this By-Law provided it is extended along the perimeter of the urban construction site as determined by the Chief Building Official and the extended fencing is erected in accordance with the provisions of this By-law.

Notwithstanding the provisions of Section 8.-(1) and Section 8.-(2), of the Act, to the contrary, the requirements of this By-law do not apply where a permit has been issued prior to the passing of this By-law.

The height of every fence shall be minimum of 1.2 metres and a maximum of 1.8 metres, to be measured from the highest adjacent ground.
The Chief Building Official is authorized to grant an exemption from the requirement in this subsection to erect a fence if the Chief Building Official is satisfied that conditions at a site would not present a particular hazard to the public.

14. VALIDITY

Should any clause or provision of this By-law be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this By-law as a whole or any part thereof, other than the part so declared to be invalid.

15. REPEAL OF BY-LAWS

By-law # 120-2017 is hereby repealed in its entirety.

Read a FIRST and SECOND time this 21st day of February 2023

Read a THIRD time and FINALLY PASSED this 21st day of February 2023

Mayor, Jamie Heffer

Clerk, Trevor Hallam

**THE CORPORATION OF THE MUNICIPALITY OF
MORRIS TURNBERRY
BY-LAW # 11-2023
SCHEDULE “A”**

1. CLASSES OF PERMITS

1. Building Permit

To be for the purpose of allowing the construction of a building as defined in the Ontario Building Code Act, 1992.

2. Demolition Permit

Class “A” for the demolition of all or part of a building which building is less than 600 square metres and does not exceed three (3) storeys in building height.

Class “B” for the demolition of a building or part thereof which demolition is required to be designed and reviewed by a Professional Engineer.

3. Conditional Permit

Pertains to construction only and may be issued only in accordance with Section 8. (3) of the Ontario Building Code Act, 1992.

4. Designated Structure Permit

To be for the purpose of constructing a designated structure as defined in the Ontario Building Code.

5. Transfer Permit

To be issued to a new owner where ownership changes occur during or prior to the closing of any Permit previously issued.

6. Provisional Occupancy Permit

To allow occupancy of an unfinished building in accordance with the Ontario Building Code.

7. Change of Use Permit

To comply with the requirements of Part 10 of the Ontario Building Code.

8. Reapplication

To allow a Permit to be reinstated, where required.

**THE CORPORATION OF THE MUNICIPALITY OF
MORRIS TURNBERRY
BY-LAW # 11-2023
SCHEDULE “B”**

**SCHEDULE OF DRAWINGS, SPECIFICATIONS AND DOCUMENTS
REQUIRED FOR CONSTRUCTION, DEMOLITION AND CHANGE OF USE
PERMITS**

Unless otherwise specified by the Chief Building Official, an electronic or paper submission containing drawings, specifications, and documents or one set of drawings, specifications and documents is required to be submitted for the various types of Building Permit Applications listed to be considered a complete application pursuant to Section 7(1)(b) of the Act. Depending upon the nature, scope and scale of a project other additional supporting drawings, specifications and documents may be required to demonstrate compliance with the Ontario Building Code at the discretion of the Chief Building Official.

REQUIRED DOCUMENTATION

Where applicable the following supporting documentation shall accompany applications for a permit unless otherwise waived by the Chief Building Official:

1. Approval from the Municipality for the use, design and construction of a private sewage system and plumbing system.
2. Approval by the Ministry of the Environment, Conservation and Parks for the use, design and construction of a private sewage disposal and water supply systems.
3. Driveway access permit approved by the authority having jurisdiction.
4. Approved Nutrient Management Plan and/or Strategy.
5. Confirmation of compliance with Minimum Distance Separation 1 or 2.
6. Real property report (survey plan) prepared by an Ontario Land Surveyor.
7. Where a building is required to be reviewed by a Professional Engineer [Division. C, 1.2.2. of the Ontario Building Code], provide a completed Commitment to General Reviews by Architect and Engineers form.
8. Energy Efficiency Design Summary Form (EEDS)
9. Heat loss / heat gain calculations and furnace make/model and duct design layout
10. Geotechnical investigation report
11. Such other approvals as required to demonstrate compliance with Applicable Law.
12. Engineered lot grading and drainage plan.
13. Engineered Storm Water Management Plan
14. Conformance to the Municipality of Morris Turnberry Municipal Development and Servicing Guidelines

**THE CORPORATION OF THE MUNICIPALITY OF
MORRIS TURNBERRY
BY-LAW # 11-2023
SCHEDULE “C”**

REQUIRED DRAWINGS BY TYPICAL PROJECT TYPE

1. Demolition (Full or Partial)
 - a. Description of the structural design characteristics of the building and method of demolition prepared by a Professional Engineer where deemed necessary by the Chief Building Official, Division. C, 1.3.1.1.
2. Residential Deck or Porch
 - a. Site Plan with detailed dimensions
 - b. Foundation Plan
 - c. Floor Plan (framing)
 - d. Cross-section and detail of guards
 - e. Lot grading, drainage, and servicing plan, where applicable
3. Residential Accessory Building
 - a. Site Plan with detailed dimensions
 - b. Foundation Plan
 - c. Floor Plan (one per floor & including framing)
 - d. Roof Framing Plan
 - e. Elevation(s)
 - f. Building section
 - g. Lot grading, drainage, and servicing plan, where applicable
4. Residential Addition and Renovation
 - a. Site Plan with detailed dimensions
 - b. Foundation Plan
 - c. Floor Plan (one per floor & including framing)
 - d. Roof Framing Plan
 - e. Elevation(s)
 - f. Building section
 - g. Lot grading, drainage, and servicing plan, where applicable
5. New Residential Detached or Semi-Detached House
 - a. Site Plan with detailed dimensions
 - b. Foundation Plan
 - c. Floor Plan (one per floor & including framing)
 - d. Roof Framing Plan
 - e. Elevation(s)
 - f. Building section
 - g. Lot grading, drainage, and servicing plan, where applicable
6. New Residential Townhouse, Tri-plex or Four-plex
 - a. Approved Site Plan with detailed dimensions (agreement and drawings)
 - b. Approved lot grading, drainage, and servicing plan
 - c. Foundation Plan
 - d. Floor Plan (one per floor & including framing)
 - e. Roof Framing Plan
 - f. Elevation(s)
 - g. Building section(s)
7. New Residential Apartment Building
 - a. Approved Site Plan with detailed dimensions (agreement and drawings)
 - b. Approved lot grading, drainage, and servicing plan
 - c. Site Plan with detailed dimensions
 - d. Foundation Plan
 - e. Floor Plan (one per floor)
 - f. Floor and Roof structural plans
 - g. Elevation(s)
 - h. Building section(s)
 - i. Window & door / hardware schedules, where applicable
 - j. Room finish schedules, where applicable
 - k. Mechanical drawings (plumbing and HVAC)
 - l. Electrical drawings (lighting and fire alarm system)
 - m. Sprinkler drawings, where applicable

- n. Standpipe drawings, where applicable
8. New Non-Residential Building or Addition (Part 3 or 9)
 - a. Approved Site Plan with detailed dimensions (agreement and drawings), where applicable
 - b. Approved lot grading, drainage, and servicing plan, where applicable
 - c. Site Plan with detailed dimensions
 - d. Foundation Plan
 - e. Floor Plan (one per floor)
 - f. Floor and Roof structural plans
 - g. Elevation(s)
 - h. Building section(s)
 - i. Window & door / hardware schedules, where applicable
 - j. Room finish schedules, where applicable
 - k. Wall sections and/or details, where applicable
 - l. Mechanical drawings (plumbing and HVAC), where applicable
 - m. Electrical drawings (lighting and fire alarm system), where applicable
 - n. Sprinkler drawings, where applicable
 - o. Standpipe drawings, where applicable
 9. Non-Residential Renovation (Part 3 or 9)
 - a. Site Plan with detailed dimensions
 - b. Floor Plan (one per floor)
 - c. Floor and Roof structural plans, where applicable
 - d. Elevation(s) if exterior work is proposed
 - e. Building section(s), where applicable
 - f. Window & door / hardware schedules, where applicable
 - g. Room finish schedules, where applicable
 - h. Wall sections and/or details, where applicable
 - i. Mechanical drawings (plumbing and HVAC), where applicable
 - j. Electrical drawings (lighting and fire alarm system), where applicable
 10. Designated Structures

The following plans prepared and stamped by a Professional Engineer or Architect:

 - a. Approved lot grading, drainage, and servicing plan, where applicable
 - b. Site Plan with detailed dimensions
 - c. Foundation Plan, where applicable
 - d. Floor Plan (one per floor), where applicable
 - e. Floor and Roof structural plans, where applicable
 - f. Elevation(s), where applicable
 - g. Sections and/or details, where applicable

DRAWING COMPLETENESS

Unless otherwise specified by the Chief Building Official, plans or working drawings showing and detailing the following information shall accompany all building permit applications. Depending upon the nature, scope and scale of a project other additional information may be required to demonstrate Ontario Building Code compliance at the discretion of the Chief Building Official.

1. The Site Plan drawing with detailed dimensions shall show:
 - a. Property boundaries and dimensions.
 - b. The location, use, height, and dimensions of any existing and proposed building(s) including, but not limited to front, side, and rear yard dimensions and relationships to adjoining property lines, condominium corporation lines and buildings, common element lines, where applicable.
 - c. Relation of buildings and finished grade to existing elevations and storm water drainage control plan on site, where applicable, and
 - d. All existing and proposed parking layouts, retaining walls, swimming pools, accessory buildings and any other such physical additions necessary to the site.
2. The lot grading, drainage and servicing plan(s) shall show:
 - a. The property lines, building location, sidewalks, driveways, curb cuts, swales, all utility services, and new/existing service connections;
 - b. Existing and proposed spot elevations for this project and adjacent properties, slopes of driveways, sidewalks and swales, direction of drainage flow; and
 - c. Location of storm water catchment area, catch basins, below grade and above grade utilities and connections into services at property line.

3. The architectural drawings shall show:
 - a. Ontario Building Code matrix, where applicable;
 - b. Foundation plan and grade details; and
 - c. Each floor plan with exact dimensions of the layout of all proposed areas and identify each with room names;
 - d. All wall thickness and type of construction, window and door openings and schedules, elevator, sections and details of all walls, stairs and exits, fire walls, fire separations, shaft and duct openings and other related pertinent information;
 - e. Building elevations, cross sections and wall sections showing all floor to floor heights, materials and thickness, etc.; and
 - f. Specifications where applicable.
4. The structural drawings shall show:
 - a. All foundation, floor, roof, and wall structural elements indicating sizes, shapes and proper locations, and all dead and live design loads and conditions of loading.
 - b. All reinforced concrete work indicating thickness and strength of concrete, size spacing minimum cover and type of reinforcing steel.
 - c. All lintel, column and beam locations and their size.
 - d. Engineered roof and floor truss designs, where applicable; and
 - e. Specifications, where applicable.
5. The mechanical and electrical drawings shall show:
 - a. Mechanical drawings are to show the plumbing, heating, ventilation, and air conditioning including legends and schedules for compliance with the Ontario Building Code. For Part 9 buildings, this information can be shown on the same plan as the architectural.
 - b. Electrical drawings are to show lighting, emergency lighting, exit signs, fire alarm systems and their legends and schedules for compliance with the Ontario Building Code. For Part 9 buildings, this information can be shown on the same plan as the architectural.
 - c. The location of all fire protection equipment such as early warning, detection and suppression systems; and
 - d. Specifications, where applicable.



CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 12-2023

Being a by-law to require development applicants to consult with the Municipality prior to submission of development applications.

WHEREAS sections 22 (3.1), 34 (10.0.1), 41 (3.1) and 51 (16.1) of the *Planning Act*, R.S.O 1990, c.P.13, as amended provide that a municipality may, by by-law, require applicants to consult with the municipality prior to submission of development applications;

AND WHEREAS the County of Huron Official Plan provides policy direction for pre-consultation;

NOW THEREFORE the Council of The Corporation of the Municipality of Morris Turnberry hereby enacts as follows:

PART I – DEFINITIONS

1. In this By-Law:
 - a) "pre-consultation" means a meeting undertaken pursuant to this By-law satisfying the requirement as described in the Planning Act that applicants consult with the municipality prior to the submission of development applications as specified.
 - b) "pre-consult" means the act of meeting to satisfy the pre-consultation requirements of this By-law

PART II – PRE-CONSULTATION REQUIREMENTS

2. Applicants shall pre-consult with the Municipality prior to submission of the following development applications to identify the information and materials necessary to the processing of an application:
 - a) Official Plan Amendment
 - b) Zoning By-law Amendment
 - c) Draft Plan of Subdivision
 - d) Draft Plan of Condominium
 - e) Site Plan Control
 - f) Other applications referenced by the Planning Act may be determined by the Clerk and or designate based on the application's complexity or relationship to the application types for which mandatory pre-consultation applies.
3. The Clerk and or designate are authorized to:
 - a) conduct timely pre-consultation meetings; and
 - b) identify the information and materials necessary for processing each application:
 - i. to be provided at the time of submission and acceptance of a development application to deem the application complete under the Planning Act and the County of Huron Official Plan; and,

- ii. to be provided during the processing and review of a development application in cases where such information and materials cannot reasonably be provided at the time of the submission and acceptance of a development application.
- c) identify and recommend other applications referenced by the Planning Act that, in the opinion of the Clerk and or designate require pre-consultation based on the application's complexity or relationship to the application types for which mandatory pre- consultation applies.

PART III – AUTHORITY

- 4. In the absence of a pre-consultation meeting and the submission of all required supporting information or materials, the Clerk and or designate may deem an application incomplete and refuse to accept the application.
- 5. The Clerk and or designate shall have the discretion to waive the requirement for a pre-consultation meeting or holding of a public consultation meeting as part of a mandatory pre-consultation process.

Read a FIRST and SECOND time this 21st day of February 2023

Read a THIRD time and FINALLY PASSED this 21st day of February 2023

Mayor, Jamie Heffer

Clerk, Trevor Hallam



CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 13-2023

Being a By-law to Designate a Site Plan Control Area Pursuant to Section 41 of *The Planning Act* (R.S.O. 1990)

WHEREAS the Council of the Corporation of the Municipality of Morris-Turnberry deems it desirable to designate a Site Plan Control Area;

AND WHEREAS pursuant to the provisions of Section 41 of *the Planning Act*, R.S.O. 1990, By-laws may be passed by Councils of municipalities to designate the whole or any part of a municipality as a site plan control area;

NOW THEREFORE, the Council of the Corporation of the Municipality of Morris-Turnberry enacts as follows:

1. Definitions

For the purposes of this by-law, definitions in the Municipality's Zoning By-law shall apply, except where listed below:

- 1.1. *Agri-tourism uses*: means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.
- 1.2. *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, or the laying out and establishment of a commercial parking lot or of sites for the location of three or more trailers as defined in Section 168(5) of the *Municipal Act*, 2001 or of sites for the location of three or more mobile homes as defined in Subsection 46(1) of *the Planning Act* (R.S.O. 1990).
- 1.3. *On-farm diversified uses*: means uses that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.
- 1.4. *Site Plan Review Group*: means a working group made up of Municipal staff, including but not limited to the Chief Building Official, the Director of Public Works, the Fire Chief, and the CAO/Clerk, as well as the Planner from the Huron County Planning and Development Department assigned to the Municipality. The Site Plan Review Group may also seek assistance from the Municipality Engineer, Solicitor and others as required.
- 1.5. *Wellhead Protection Area*: Means an area that is related to a wellhead and within it is desirable to regulate or monitor drinking water threats, as defined in the *Clean Water Act* (S.O. 2006). O.Reg 385/08, s.2.

2. Authority

- 2.1. The Council of the Corporation of the Municipality of Morris-Turnberry is the approval authority for Site Plan Agreements.
- 2.2. Pursuant to Section 41(13) of *the Planning Act*, the Clerk 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 this by-law and to all Site Plan Agreements approved by the Municipality subsequent to this by-law. The CAO/Clerk shall, prior to approving any minor change to a Site Plan Agreement, confer with the Site Plan Review Group. It may be determined that a minor change to a site plan would not require an amendment to the registered version of the Site Plan, but would be noted in the property file at the Municipal office.

- 2.3. Pursuant to by-law 99-2017 of the Municipality of Morris Turnberry, the CAO/Clerk is authorized to approve Site Plans and Site Plan Agreements.

3. Enactment

- 3.1. This by-law shall come into effect upon the date of passing by the Council of the Corporation of the Municipality of Morris-Turnberry and hereby repeals by-law 18-2020 and all previous by-laws, resolutions and policies and parts of by-laws, resolutions and policies inconsistent with the provisions of this by-law regarding Site Plan Area Designation, and the Site Plan administration.

4. Fees

- 4.1. The application fee for a Site Plan is established by the Municipality pursuant to Section 69 (1) of the *Planning Act* and is outlined in detail in the Municipal Fee By-law. Fees will be specified for:
 - 4.1.1. Site Plan Control Application without an Agreement
 - 4.1.2. Site Plan Control Application with an Agreement
 - 4.1.3. Processing an Amendment to Site Plan and/or Agreement.
- 4.2. In addition to the application fee, where the Municipality requires assistance from its solicitors or other technical or professional consultants in the processing of an application, the owner shall be responsible for reimbursing all legal and consulting fees incurred by the Municipality. These fees will be re-billed to the owner listed on the application. By signing the application, the owner agrees to pay all fees incurred by the Municipality related to the review of the site plan.

5. Designation of Site Plan Control Areas

- 5.1. All lands within the boundaries of the Corporation of the Municipality of Morris-Turnberry are hereby designated as a site plan control area pursuant to Section 41(2) of *The Planning Act* (R.S.O. 1990).

6. Approval of Plans or Drawings

- 6.1. No person shall undertake any development in an area designated under Section 5 unless the Council of the Municipality of Morris-Turnberry or Municipal staff delegated under Section 2 has approved one or both, as the Council or delegated Staff may determine, of the following:
 - 6.1.1. Plans showing the location of all buildings and structures to be erected and showing the location of all facilities and works to be provided in conjunction therewith and of all facilities and works required under Section 8.1(a)
 - 6.1.2. Drawings showing plan, elevation and cross-section views for each industrial and commercial building to be erected and for each residential building containing eleven or more dwelling units to be erected which are sufficient to display:
 - 6.1.2.1. the massing and conceptual design of the proposed building;
 - 6.1.2.2. the relationship of the proposed building to adjacent buildings, streets and exterior areas to which members of the public have access; and
 - 6.1.2.3. the provision of interior walkways, stairs and escalators to which members of the public have access from streets, open spaces and

- interior walkways in adjacent buildings,
- 6.1.2.4. but which exclude the layout of interior areas, other than the interior walkways, stairs and escalators referred to in 6.1(b)(iii), the colour, texture and type of materials, window detail, construction details, architectural detail and interior design.

7. Exemptions to Approval of Plans/Drawings

- 7.1. The following defined class or classes of development may be undertaken without the approval of plans and drawings otherwise required under Section 6:
 - 7.1.1. All residential buildings and structures containing no more than ten separate dwelling units (i.e. single - detached dwellings; semi-detached dwellings; duplex dwellings; and converted dwellings), including their accessory buildings and structures.
 - 7.1.2. All accessory buildings and structures that are less than 25% of the main building gross floor area.
 - 7.1.3. All agricultural buildings and structures used for agricultural purposes (i.e. barns; silos; drivesheds; and manure storage facilities) in an AG1 and AG2 Zone including commercial-scale greenhouse operations on a site less than 4 hectares. Buildings, structures and associated uses used for cannabis production or on-farm diversified uses are not exempt from Site Plan Control.
 - 7.1.4. All licensed mineral aggregate resources operations.
 - 7.1.5. All temporary buildings and structures, including temporary buildings and structures, incidental to and necessary for construction work being carried on. This exemption is only for temporary buildings and structures which are necessary for the construction work in progress which has neither been finished nor abandoned.
 - 7.1.6. Any addition to an existing building with an existing Site Plan, provided such addition does not increase the gross floor area of the building to which the addition is proposed by more than 25%.
 - 7.1.7. Tents, marquees, trailers and similar temporary structures and facilities to be erected for a period not exceeding two weeks in any calendar year.
 - 7.1.8. Any buildings and land owned by the Municipality of Morris-Turnberry.
 - 7.1.9. The replacement of travel trailers, mobile homes, park model trailers and the construction of additions on the same.
 - 7.1.10. Parking lots smaller than 5 parking spaces.
 - 7.1.11. Notwithstanding exemptions listed above, all development proposed within Wellhead Protection Areas A through C is subject to the approval of plans and drawings as required under Section 6 of this By-law.

8. Conditions to Approval of Plans/Drawings

- 8.1. As a condition to the approval of the plans and drawings referred to in Section 6, the Municipality may require the Owner of the land to
 - 8.1.1. provide to the satisfaction of and at no expense to the Municipality any or all of the following:
 - 8.1.1.1. Widening of highways that abut on the land.
 - 8.1.1.2. Subject to *The Public Transportation and Highway Improvement Act* and/or the Municipality Development Standards Policy, facilities to provide access to and from the land such as access ramps and curbing and traffic directions signs.
 - 8.1.1.3. Off-street vehicular loading and parking facilities, either covered or uncovered, access driveways, including driveways for emergency vehicles, and the surfacing of such areas and driveways.
 - 8.1.1.4. Walkways, including the surfacing thereof, and all other means of pedestrian access.
 - 8.1.1.5. Facilities for the lighting, including floodlighting, of the land or of any

- buildings or structures thereon.
- 8.1.1.6. Walls, fences, hedges, trees, shrubs or other groundcover or facilities for landscaping of the lands or the protection of adjoining lands.
 - 8.1.1.7. Vaults, central storage and collection areas and other facilities and enclosures for the storage of garbage and other waste material.
 - 8.1.1.8. Easements conveyed to the Municipality for the construction, maintenance or improvement of watercourses, ditches, land drainage works and sanitary sewerage facilities and other public utilities of the local board thereof on the land.
 - 8.1.1.9. Grading or alteration in elevation or contour of the land and provision for the disposal of storm surface and wastewater from the land and from any buildings or structures thereon.
 - 8.1.1.10. Maintain to the satisfaction of the Municipality and at the sole risk of the Owner any or all of the facilities or works mentioned in paragraphs ii, iii, iv, v, vi, vii, viii and ix of Section 8.1(a) , including the removal of snow from access ramps and driveways, parking and loading areas and walkways; and
 - 8.1.1.11. Enter into one or more agreements with the Municipality dealing with any or all of the facilities, works or matters mentioned in Clause 8.1(a) or with the provision and approval of the plans and drawings referred to in Section 6.

9. Registration of Agreements

- 9.1. Any agreement entered into under Section 8.1(c) may be registered against the land to which it applies and the Municipality is entitled to enforce the provisions thereof against the owner and, and subject to the provisions of *The Registry Act* and *The Land Titles Act*, any and all subsequent owners of the land.

10. Securities

- 10.1. The Municipality may require securities to be posted for a development. The value of the securities shall be determined by the Municipality and may include but not be limited to: an estimate of engineering and legal fees, landscaping, fencing, drainage facilities, sanitary sewers, watermains, water services, paving, and curbing. The Municipality will accept security in the form of an irrevocable letter of credit, certified cheque or other form approved by the Municipality Treasurer. The letter of credit or certified cheque will be released when, in the opinion of the Municipality, works and matters mentioned in Subsection 41(7) of the Act and all the terms and conditions of the site plan agreement have been fulfilled.

11. Risk, Expense and Default

- 11.1. The facilities and matters required pursuant to a site plan agreement shall be provided and maintained to the satisfaction of the Municipality at the sole risk and expense of the owner of the lands in respect of which such site plan agreement was entered into by the Municipality.
- 11.2. In the event an owner of the lands fails to comply with any of the provisions of a site plan agreement that was entered into with the Municipality, then the Municipality, its authorized agents, servants or employees, may enter upon the owner's land or into the owner's structures with reasonable notice to complete to its satisfaction any work required by the said site plan agreement and left unfinished by the owner. The Municipality may recover any costs incurred by the Municipality to provide, maintain or complete site works by deducting from or drawing upon securities that have been provided to the Municipality by the owner. If there are no securities, or if the amount of securities held by the Municipality are not sufficient to cover the costs incurred by the Municipality, then without limiting the Municipality remedies the costs incurred by the Municipality which cannot be reimbursed or recovered from securities will be added to the tax roll of the subject property and will be collected in the same manner as municipal taxes.
- 11.3. Section 67 (1) of *the Planning Act* applies to the contravention of Section 41.

Read a FIRST and SECOND time this 21st day of February 2023

Read a THIRD time and FINALLY PASSED this 21st day of February 2023

Mayor, Jamie Heffer

Clerk, Trevor Hallam



CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 14-2023

Being a By-law to repeal certain by-laws of the Municipality of Morris-Turnberry with respect to Garden Suites.

WHEREAS the Council of the Corporation of the Municipality of Morris-Turnberry passed by-law 48-2022, amending by-law 45-2014 to allow Additional Residential Units within the Municipality under certain circumstances;

AND WHEREAS by-law 48-2022 provides that a Garden Suite may transition to a permanent Additional Residential Unit provided it meets the provisions of the appropriate section of by-law 45-2014;

AND WHEREAS there are certain lands within the Municipality with established Garden Suites that are eligible to transition to Additional Residential Units upon expiry of their respective temporary use by-laws and related agreements;

AND WHEREAS the Council of the Corporation of the Municipality of Morris-Turnberry deems it expedient to transition eligible Garden Suites to Additional Residential Units effective immediately;

NOW THEREFORE, the Council of the Corporation of the Municipality of Morris-Turnberry enacts as follows:

1. That by-law 76-2017, being a by-law to amend by-law 45-2014 to allow the establishment of a Garden Suite as a temporary use at Concession 4, North Part Lot 15, Morris, (85453 Clyde Line) is hereby repealed;
2. That by-law 80-2017, being a by-law to authorize a Garden Suite Agreement between Brian Calvin Workman, Jo-Anne Workman, Scott Frederick Zerhr, and the Municipality of Morris-Turnberry is hereby repealed;
3. That by-law 93-2019, being a by-law to amend by-law 45-2014 to allow the establishment of a Garden Suite as a temporary use at Concession 9, West Part Lot 18 and East Part Lot 19, Turnberry, (40560 Howick-Turnberry Road) is hereby repealed;
4. That by-law 4-2020, being a by-law to authorize a Garden Suite Agreement between Pinehorse Farms Ltd, Erin Watson and the Municipality of Morris-Turnberry is hereby repealed;
5. That by-law 67-2019, being a by-law to amend by-law 45-2014 to allow the establishment of a Garden Suite as a temporary use at Concession 11, Part Lot 10, Turnberry, (90848 Jeffray Line) is hereby repealed;
6. That by-law 80-2019, being a by-law to authorize a Garden Suite Agreement between David H Martin, Daniel H Martin, Nelson Brubacher and the Municipality of Morris-Turnberry is hereby repealed;
7. That this by-law shall take effect and come into force immediately upon its passing.

Read a FIRST and SECOND time this 21st day of February 2023

Read a THIRD time and FINALLY PASSED this 21st day of February 2023

Mayor, Jamie Heffer

Clerk, Trevor Hallam



CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 15-2023

Being a by-law to confirm the proceedings of the Council of the Corporation of the Municipality of Morris-Turnberry, for its meeting held on February 21, 2023.

WHEREAS Section 9 of the *Municipal Act 2001, S.O. 2001, c. 25* provides that 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 Section 5 (3) of the *Municipal Act 2001, S.O. 2001, c. 25* 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 it is deemed expedient that the proceedings of the Council of the Corporation of the Municipality of Morris-Turnberry for the February 21, 2023, meeting be confirmed and adopted by By-law;

NOW THEREFORE, the Council of the Corporation of the Municipality of Morris-Turnberry enacts as follows:

1. The action of the Council of the Corporation of the Municipality of Morris-Turnberry at its meeting held the 21st day of February 2023, in respect of each recommendation contained in the Minutes and each motion and resolution passed and other action taken by the Council of the Corporation of the Municipality of Morris-Turnberry at the meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this By-Law; and
2. The Mayor and proper officials of the Corporation of the Municipality of Morris-Turnberry hereby authorize and direct all things necessary to give effect to the action of the Council to the Corporation of the Municipality of Morris-Turnberry referred to in the preceding section thereof;
3. The Mayor and CAO/Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of the Corporation.

Read a FIRST and SECOND time this 21st day of February 2023

Read a THIRD time and FINALLY PASSED this 21st day of February 2023

Mayor, Jamie Heffer

Clerk, Trevor Hallam