



## MUNICIPALITY OF MORRIS-TURNBERRY

### COUNCIL AGENDA

Tuesday, June 3, 2025, 7:30 pm

The Council of the Municipality of Morris-Turnberry met in Council Chambers in regular session on June 3, 2025, 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 June 3, 2025, 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 May 20, 2025, Council Meeting Minutes as written.*

~

#### 5.0 **ACCOUNTS**

*Moved by ~  
Seconded by ~*

*THAT the Council of the Municipality of Morris-Turnberry hereby approves payment of the list of accounts as presented.*

~

#### 6.0 **PUBLIC MEETINGS AND DEPUTATIONS**

##### 6.1 ZONING BY-LAW AMENDMENT PUBLIC MEETING

Z01-2025 Zoning By-Law Amendment

*Moved by ~  
Seconded by ~*

*THAT the Council of the Municipality of Morris-Turnberry hereby Adjourns their regular meeting of Council, to be reconvened following a Public Meeting to consider Zoning By-Law Amendment MTu Z01-2025.*

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## PUBLIC MEETING – ZONING BY-LAW AMENDMENT

### 6.1.1 Call to Order

### 6.1.2 Declaration of Pecuniary Interest

### 6.1.3 Requirement

This Public Meeting is being held under section 34 the Planning Act, which requires that Council hold at least one public meeting and that proper notice be given.

### 6.1.4 MTu Z01-2025 Peter Wideman (Tervan Enterprises)

We have provided Council with a report prepared by Huron County Planner, Sarah Kurtz, regarding this application to amend the Morris-Turnberry Zoning By-Law.

### 6.1.5 Purpose

The purpose of this zoning by-law amendment is to rezone a portion of the subject property (approximately 3 acres) from “AG1” (General Agriculture) to “AG3” (Agriculture Commercial-Industrial). This rezoning seeks to facilitate the expansion of an existing home industry use - a farm equipment repair shop - into an agricultural service establishment. The subject property is approximately 55.5 acres in size and contains a dwelling, bank barn, and welding shop.

### 6.1.6 Comments

1. Planner’s Report
2. Council’s Questions and/or Comments
3. Applicant and/or Agent Comments
4. Others

### 6.1.7 Recommendation of the Huron County Planner

It is recommended that Zoning By-law Amendment Z01-2025 be approved.

### 6.1.8 Close public meeting

*Moved by ~  
Seconded by ~*

*THAT the Council of the Municipality of Morris-Turnberry hereby closes the Public Meeting to consider Zoning By-Law Amendment MTu Z01-2025 and reconvenes its regular meeting of Council.*

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### 6.1.9 Consideration of Zoning By-Law Amendment MTu Z01-2025

*Moved by ~  
Seconded by ~*

*THAT leave be given to introduce By-Law # 28-2025, being a by-law to amend by-law 45-2014 of the Municipality of Morris-Turnberry, and that it now be read severally a first, second, and third time, and finally passed.*

~

### 6.1.10 Effect of Public and Agency Comments

6.2 COMMITTEE OF ADJUSTMENT

Application MV03-2025 – Cardiff  
CON 3 S PT LOT 28 (42450 CARDIFF RD)

Moved by ~  
Seconded by ~

*THAT The Council of the Municipality of Morris-Turnberry hereby adjourns their Council Meeting, to be reconvened following a meeting of the Committee of Adjustment to review application for Minor Variance MV03-2025, submitted by Matthew Cardiff.*

~

COMMITTEE OF ADJUSTMENT MEETING

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6.2.1 Call to Order

6.2.2 Declaration of Pecuniary Interest

6.2.3 Purpose

The purpose of this application is to request relief from the Morris-Turnberry Zoning By-law to re-duce the required Minimum Distance Separation (MDS) II setback to allow for the construction of a new livestock barn.

This application proposes to reduce the MDS II setback from 436m to 171m (60%), 332m (23%), and 388m (11%) to three neighbouring residences located to the west, south, and south-east.

6.2.4 Comments

- 1. Planner’s Report
- 2. Council’s Questions and/or Comments
- 3. Applicant and/or Agent
- 4. Others

6.2.5 Recommendation

It is recommended that application MV03-2025 be denied.

6.2.6 Committee of Adjustment Decision

Should the applicant wish to pursue a revised application, it is recommended that the Committee defer making a decision to allow recirculation and further staff assessment to occur.

6.2.7 Close Committee of Adjustment

Moved by ~  
Seconded by ~

*THAT The Committee of Adjustment hereby adjourns their meeting.*

~

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7.0 **STAFF REPORTS**

7.1 PLANNING

7.1.1 Bill 17 Proposed Changes

A report in this regard has been prepared by Huron County Planner Sarah Kurtz for the information of Council.

## 7.2 TREASURER

### 7.2.1 Energy Consumption and Greenhouse Gas Emission Report

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

## 8.0 **BUSINESS**

### 8.1 BLUEVALE HALL ROOF REPLACEMENT RFP

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

*Moved by ~  
Seconded by ~*

*THAT the Council of the Municipality of Morris-Turnberry hereby approves the Request for Proposals for the replacement of the Bluevale Hall roof*

*AND FURTHER THAT staff are directed to issue the Request for Proposals, following the endorsement of the Bluevale Community Committee, and return the results to Council for review.*

~

## 9.0 **COUNCIL REPORTS**

Kevin Freiburger

Jamie McCallum

Sharen Zinn

Jodi Snell

Jamie Heffer

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

10.1 Board Meeting Highlights – AMDSB – May 27, 2025

10.2 Minutes – Belmore Arena Board – April 21, 2025

10.3 Minutes – Bluevale Community Committee – May 7, 2025

10.4 Outstanding Action Items

## 11.0 **ITEMS FOR A FUTURE AGENDA**

## 12.0 **BY-LAWS AND AGREEMENTS**

None.

## 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:*

- a) Section 239 (2) (b) regarding personal matters about an identifiable individual;*
- b) Section 239 (2) (e) regarding potential litigation affecting 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 29-2025, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on June 3, 2025, and that it now be read severally a first, second, and third time, and finally passed.*

~

**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, June 17, 2025, 7:30 pm  
Regular Meeting of Council – Tuesday, July 8, 2025, 7:30 pm



## **5.0     ACCOUNTS**

*Motion 111-2025*

*Moved by Sharen Zinn  
Seconded by Jodi Snell*

*THAT the Council of the Municipality of Morris-Turnberry hereby approves payment of the list of accounts as presented.*

*Carried.*

## **6.0     PUBLIC MEETINGS AND DEPUTATIONS**

None.

## **7.0     STAFF REPORTS**

### **7.1     BY- LAW ENFORCEMENT**

#### **7.1.1   By-Law Enforcement Activities – March and April 2025**

A report prepared by CBO/By-Law Enforcement Officer Kirk Livingston regarding by-law enforcement activities for March and April was provided for the information of Council.

### **7.2     BUILDING**

#### **7.2.1   Building Department Activities – March and April 2025**

A report prepared by CBO/By-Law Enforcement Officer Kirk Livingston regarding building department activities for March and April was provided for the information of Council.

### **7.3     FIRE**

#### **7.3.1   Fire Chief's Report - North Huron Fire Department**

A report prepared by Fire Chief Chad Kregar regarding North Huron Fire Department activities for April was provided for the information of Council.

## **8.0     BUSINESS**

### **8.1     DISPOSAL OF ROADS AND LANES, PLAN 100, BRUSSELS**

A report was presented in this regard by CAO/Clerk Trevor Hallam.

*Motion 112-2025*

*Moved by Jodi Snell  
Seconded by Jamie McCallum*

*THAT the Council of the Municipality of Morris-Turnberry hereby gives notice of its intention to permanently stop up, close, and convey parts of Lorne Street, Chestnut Street, Leckie Street and a Lane, as identified in Plan 100, Brussels;*

*AND FURTHER THAT notice of Council's intention to permanently close said roads and lanes be published in accordance with the municipality's notice policy under by-law 89-2019.*

*AND FURTHER THAT a by-law be returned for consideration at a future meeting of Council to stop up and close said roads and lanes.*

*AND FURTHER THAT additional by-laws be returned for consideration at future meetings of Council to convey said roads and lanes as required.*

*AND FURTHER THAT the CAO is hereby authorized to enter into preliminary purchase agreements with buyers as required.*

~

**9.0     COUNCIL REPORTS**

Kevin Freiburger

May 7<sup>th</sup>, attended a meeting of the Bluevale Community Committee.

Jamie McCallum

Councillor McCallum noted that the Belmore Community Centre Board meeting was rescheduled to tonight due to the long weekend, and as such he is missing it to attend Council. Any updates will be shared as needed.

Sharen Zinn

May 14<sup>th</sup>, attended a meeting of the Community Safety and Well Being Oversight Committee.

Jodi Snell

No Report

Jamie Heffer

May 13<sup>th</sup>, attended a meeting of the Huron Chamber of Commerce and performed the swearing in of the Chair, Jodi Snell.

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

- 10.1 Correspondence – Bill 17 – Ministry of Municipal Affairs and Housing
- 10.2 Minutes – Belmore Arena Board – February 2025
- 10.3 Minutes – Belmore Arena Board – March 2025
- 10.4 Northern Huron Connection Centre Update – Perth-Huron United Way
- 10.5 ABCA Drinking Water Source Protection Risk Management Services Update
- 10.6 Outstanding Action Items

**11.0     ITEMS FOR A FUTURE AGENDA**

None.

**12.0     BY-LAWS AND AGREEMENTS**

None.

**13.0     CLOSED SESSION**

None.

**14.0     CONFIRMING BY-LAW**

*Motion 113-2025*

*Moved by Sharen Zinn  
Seconded by Sharen Zinn*

*THAT leave be given to introduce By-Law 27-2025, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on May 20, 2025, and that it now be read severally a first, second, and third time, and finally passed.*

*Carried.*

**15.0    ADJOURNMENT**

*Motion 114-2025*

*Moved by Jamie McCallum*

*Seconded by Kevin Freiburger*

*THAT the Council of the Municipality of Morris-Turnberry does  
now adjourn at 7:43 pm.*

*Carried.*

**NEXT MEETINGS:**

Regular Meeting of Council – Tuesday, June 3, 2025, 7:30 pm

Regular Meeting of Council – Tuesday, June 17, 2025, 7:30 pm

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Mayor, Jamie Heffer

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Clerk, Trevor Hallam

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

June 3 2025

**General**

Bell Canada	Emergency Lines	152.00
Bell Canada	Morris Office	594.34
Bell Mobility	Cell Phone	25.06
Telizon	Long Distance Phone	2.54
PBJ Cleaning Depot Inc.	Office Supplies	361.00
Huron Clean	Office Cleaning	401.64
Orkin Canada	Pest Control	134.45
Township of North Huron	Water Billings	5,470.86
Township of North Huron	Fire Calls	5,876.83
Public Services Health & Safety Assoc	Health & Safety Excellence Program	1,130.00
Infrastructure Ontario	Belgrave Development Loan Payment	32,504.52
WSIB	WSIB - May 2025	1,252.00
Minister of Finance	EHT - May 2025	904.50

**Payroll**

May 21 2026	Payroll	23,795.65
	Expenses	182.74

**General Total** 72,788.13

**Building Department**

Bell Mobility	Cell Phone	25.07
WSIB	WSIB - May 2025	274.59
Minister of Finance	EHT - May 2025	173.29

**Payroll**

May 21 2026	Payroll	5,303.90
	Expenses	54.80

**Building Total** 5,831.65

**Property Standards**

Keppelcreek	Bylaw Enforcement - April	1,547.27
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**Property Standards Total** 1,547.27

**Drainage**

Hydro One	Hopper Pump	100.14
John Wilson Electric Limited	Hopper Pump	214.55
D&I Wattam Const Ltd	Hopper Municipal Drain Branch B	2,593.35
Headway Engineering	Latronica Municipal Drain	9,376.99

**Drainage Total** 12,285.03

**Parks & Cemeteries**

**Parks & Cemeteries Total** -

**Belgrave Water**

Bell Canada	Belgrave Water	211.04
Rogers	Belgrave Water & Humphrey Well	180.78
Datasoft Software Solutions	SCADA Dialer Upgrade	31,640.00

**Water Total** 32,031.82

**Landfill**

Bell Mobility	Cell Phone	8.91
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**Landfill Total** 8.91

**Roads**

Bell Canada	Morris Shop	297.14
Bell Canada	Turnberry Shop	152.01
Bell Mobility	Cell Phones	93.75
Enbridge	Turnberry Shop	60.98
Schmidt's Power Equipment	Chainsaw Supplies	32.19
AGO Industries Inc.	Safety Clothing	1,210.87
Huron Tractor	Shop Supplies and Parts for 09-02 & 13-03 Graders	2,539.95
Roberts Farm Equipment	Parts for 23-16 Mower	63.00
New-Lift Hydraulics Ltd.	Parts for 13-03 Grader	507.54
Viking Cives Ltd	Parts for 19-06 Tandem	1,311.08
O'Brien Source	Jib Crane Annual Inspection	709.64
Pai-Da Landscaping Ltd.	Sidewalk Sweeping	2,542.50
Pollard Distribution Inc.	Dust Control	68,121.02
BM Ross & Associates	T100 - Willit Bridge, Salem Rd	10,962.33
Municipality of Morris-Turnberry	Turnberry Shop Water	94.64
WSIB	WSIB - May 2025	1,584.56
Minister of Finance	EHT - May 2025	999.96

**Payroll**

May 21 2026	Payroll	30,349.44
	Expenses	-

**Roads Total**                      **121,632.60**

**Account Total** **246,125.41**

**Approved By Council:**

June 3 2025

\_\_\_\_\_  
Mayor - Jamie Heffer

\_\_\_\_\_  
Treasurer- Sean Brophy



## PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3

[www.huroncounty.ca](http://www.huroncounty.ca)

To: The Municipality of Morris-Turnberry

From: Sarah Kurtz, Planner

Date: May 29, 2025

**Re: Zoning By-law Amendment Application – File Z01-2025**

Legal Description: CON 9 S PT LOT 15 AS 22 RP;1089 PART 1 AND 22 RP 1947;PART 1  
LESS ROAD WIDENING

Address: 40870 Howick-Turnberry Rd

Owner/Applicant: Peter Wideman

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### RECOMMENDATION

It is recommended that Zoning By-law Application Z01-2025 be **approved**.

### PURPOSE AND EFFECT

This zoning by-law amendment rezones a portion of the subject property (approximately 3 acres) from “AG1” (General Agriculture) to “AG3” (Agriculture Commercial-Industrial). This rezoning facilitates the expansion of an existing farm equipment repair shop home industry use into an agricultural service establishment. The subject property is approximately 55.5 acres and contains a dwelling, bank barn, and welding shop.

### REVIEW

The portion of the land to be re-zoned is designated “Agriculture” and “Mineral Aggregates”. In addition to these, the remainder of the subject land are also designated “Natural Environment” and “Natural Environment – Full Protection” on Schedule B in the Morris-Turnberry Official Plan.

The land to be re-zoned is zoned AG1 (General Agriculture) on Key Map “Turnberry (North)” in the Morris-Turnberry Zoning By-law. In addition to AG1, the remainder of the subject lands are also zoned NE1 (Natural Environment – Full Protection Zone) and NE2 (Natural Environment – Limited Protection Zone). Figures 1 and 2 on the following pages contain an air photo and photographs of the subject lands.

The owner proposes to expand the existing home industry use of a farm equipment repair shop on the subject lands. The requested rezoning would support an addition to the shop and accommodate the need for additional employees and land. The AG3 zone is proposed to facilitate this expansion.



### AGENCY COMMENTS

	Not Received	No Objection	Comments
Municipal Staff		✓	No Concerns Received
Neighbours		✓	No Concerns Received
Maitland Valley Conservation Authority		✓	Comments included recommendations for reducing risk due to the property's location within a highly vulnerable aquifer and a significant groundwater recharge area. These have been sent to the applicant.

**Figure 1. 2020 Air Photo of Subject Property outlined in orange.** The area shaded in blue represents the approximate area to be rezoned with the proposed addition shaded in red. The septic system is to the north of the existing shop within the area to be rezoned.





**Figure 2. 2025 Site Visit Photographs.**



Existing welding shop.



Treed buffer and entrance to the right looking north on Howick-Turnberry Road.



Existing shop and treed buffer looking north-west on Howick-Turnberry Road.

## **PLANNING COMMENTS**

### **Provincial Planning Statement, 2024 (PPS)**

The subject property is within a prime agricultural area which the PPS limits to agricultural uses, agricultural-related uses and on-farm diversified uses (Section 4.3.2.1). The proposed farm equipment repair shop is an example of an agriculture-related use permitted by the PPS. The lands proposed for the farm equipment repair shop expansion will not negatively affect the surrounding agricultural area. The zoning amendment is consistent with the PPS.

### **Huron County Official Plan**

The Huron County Official Plan recognizes that a healthy agricultural and rural economy in Huron County is dependent upon activities and businesses which support agriculture (Section 2.2). In addition, the application is in line with the community values of fostering entrepreneurship, developing partnerships and promoting growth from within by building on its strengths, and being compatible with the community (Section 4.1 and 4.2).

The proposed application addresses a need within the agriculture community by servicing equipment used on farms in a predominantly agricultural area. To support the application, the applicant has provided a letter of justification outlining the nature of the business and demonstrating its alignment with agriculture-related uses and applicable policies. This letter is attached to this report as an Appendix.

In reviewing the application, compatibility with the neighbouring residence was considered. Based on the information provided in the application, it is clear the business meets the definition of a Class I industrial facility and meets the recommended minimum separation distance of 70 metres. A D-6 Compatibility study is not required. The rezoning conforms to the Huron County Official Plan.

### **Morris-Turnberry Official Plan & Zoning By-law**

The Morris-Turnberry Official Plan states in Section 3 that within agriculture designations, the predominant use of the land may include agriculture-related uses, which are defined as uses that:

- directly relate to farm operations in the area,
- support agriculture,
- benefit from being in close proximity to farm operations and,
- provide direct products and/or services to farm operations as a primary activity.

The proposed use meets this definition. Additionally, the Official Plan permits commercial and industrial uses that service farms within the agricultural designation, subject to rezoning in accordance with the requirements in Section 3.3.6, as outlined below and met by this proposal.

- the use relates to commercial scale agriculture and not to goods or services that are normally required by the general public;
- the use is required in proximity to farms;
- where possible, the use locates in or near settlement areas, locates in groups, and avoids prime agricultural land;
- any accessory residence remains part of the use and not on a separately titled lot;
- applicable Provincial requirements are met (e.g., certificate of approval);
- a servicing options strategy may be required; and
- additional requirements are addressed through site plan control.

Currently, the business is operating under the "home industry" use classification in the AG1 zone; however, it has outgrown this use by exceeding the permitted limit of two employees. The AG3 zone does not restrict the number of employees, accommodates the broader scope of the business, and provides for a defined land area associated with the use. The applicant is aware that the provisions within this zone must be satisfied and will be further confirmed through the

May 29, 2025

site plan process. The proposed application conforms to the policies of the Morris-Turnberry Official Plan.

**Conclusion**

As this application is consistent with the PPS and conforms with the County and local Official Plans, it is recommended that the application be **approved**.

Please note this report is prepared without the benefit of input from the public as may be obtained through the public meeting. Council should carefully consider any comments and/or concerns expressed at the public meeting prior to making their decision on this application.

Sincerely,



---

Sarah Kurtz  
Planner

Date of Site Inspection: May 15<sup>th</sup>, 2025

## **Appendix – Letter of Justification & Service Description submitted by applicant**

To whom it may concern:

The purpose of this document is to provide information regarding the services Mintgrade Inc. is offering and intends to continue to provide to the local agricultural community as an agriculture-related use.

We are a welding/repair shop involved in manufacturing and repairing farm equipment, serving a need in the agricultural community by offering a service within the supply chain to ensure equipment is operational during important seasons. Marcrest Mfg. has been one of our main customers on the manufacturing side. They are a company that is solely catering to the manufacturing of farm equipment.

As the farm equipment repair side of business increases, we are realizing more that having our business staying here within the agricultural community is definitely an asset compared to having it in an industrial area in town especially considering the larger slow moving farm equipment etc. Also, we cater quite a bit to the needs of the local horse and buggy community, which also makes it a better fit to be to be right here in the community.

We also offer repair services and custom welding services for the local community which adds to the economic viability of the prime agricultural area.

Lately we have also been fabricating and welding form crates for Countryside Concrete in Harriston, they are also a company with a large agricultural base.

Regarding noise pollution, we don't anticipate that any expansion we may do would be a reason to create more noise than what we currently have, our work is done inside an enclosed building. Also, currently we are moving products outside on nice days to increase our floor space in the shop. If we were to have more floor space this would decrease the need for outdoor forklift operations, thereby producing less noise than what we currently have. We intend to leave the trees to the south of the project as a buffer zone. We have been operating here since 2012 and never once have received a complaint from any neighbors about noise etc.

Currently we do not have a paint booth and at this point there is none included in the future plans.

If you have any questions regarding this feel free to contact us.

Regards,  
Peter Wideman, President, Mintgrade Inc.  
Wilfred Wideman, Vice President, Mintgrade Inc.





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

**BY-LAW NO. 28-2025**

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Being a by-law to amend by-law 45-2014 of the Municipality of Morris-Turnberry.

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**WHEREAS** the Municipal Council of the Corporation of the Municipality of Morris-Turnberry considers it advisable to amend Morris-Turnberry Zoning By-law 45-2014, as amended, of the Corporation of the Municipality of Morris-Turnberry; and

**NOW THEREFORE** the Council of the Corporation of the Municipality of Morris-Turnberry **ENACTS** as follows:

1. This by-law shall apply to 40870 Howick-Turnberry Road, Concession 9, SPT Lot 15 AS 22RP;1089; Part 1 and 22 RP 1947; Part 1 Less Road Widening in the Municipality of Morris-Turnberry and is comprised of Schedules 1-4.
2. Key Map – Turnberry North, By-law 45-2014 is hereby amended by changing the zone symbol from AG1 (General Agriculture) to AG3 (Agriculture Commercial-Industrial) for the property on as shown on the attached Schedule 2, 3, and 4 of this by-law.
3. All other provisions of By-law 45-2014 shall apply.
4. This by-law shall come into force pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

**Read a FIRST and SECOND time this 3<sup>rd</sup> day of June, 2025.**

**Read a THIRD time and FINALLY PASSED this 3<sup>rd</sup> day of June, 2025.**

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Mayor, Jamie Heffer

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Clerk, Trevor Hallam

## **SCHEDULE 1**

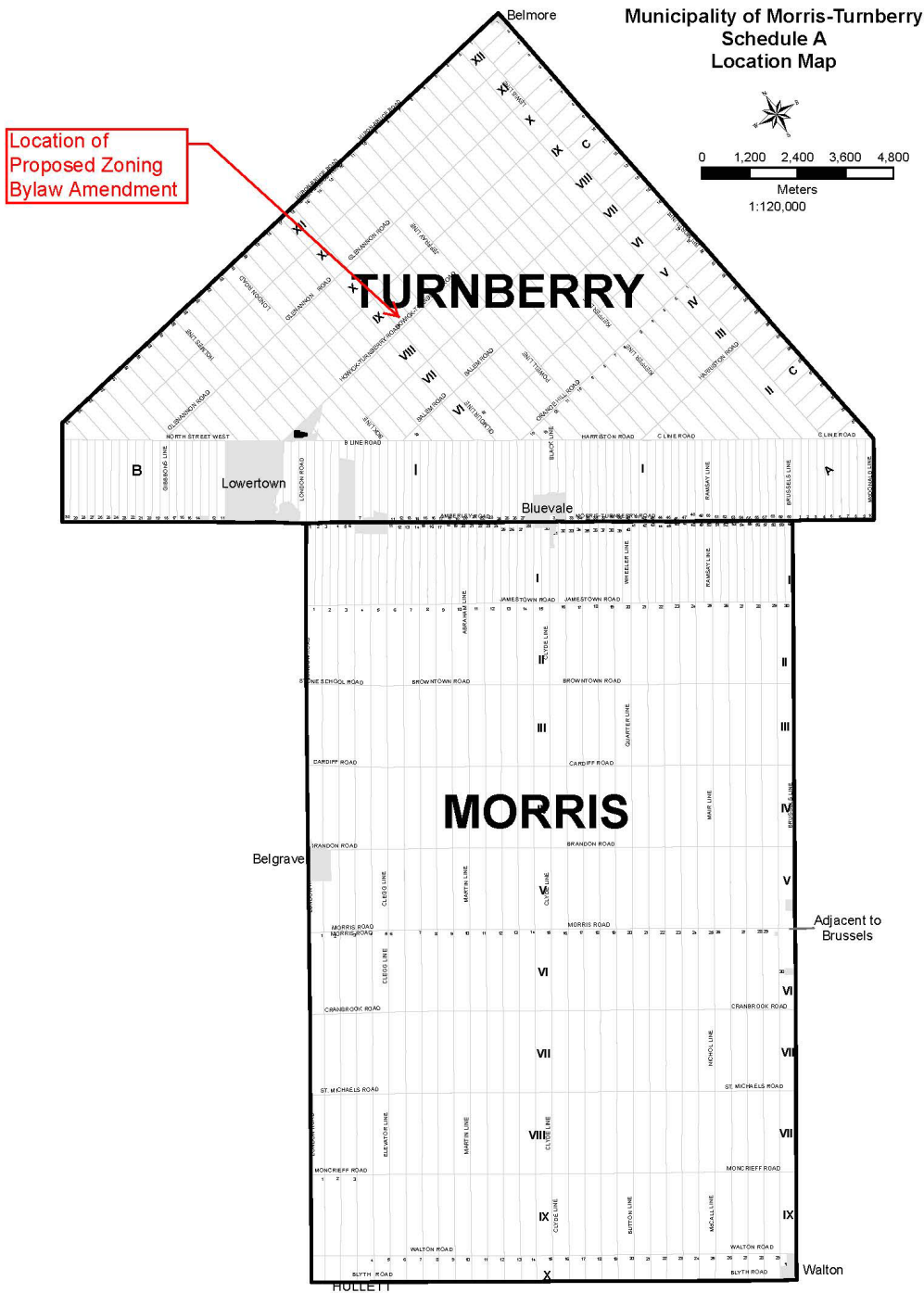
### **CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY BY-LAW NO. 28-2025**

By-law No. 28-2025 has the following purpose and effect:

1. The purpose of this zoning by-law amendment is to rezone a portion of the subject property (approximately 3 acres) from “AG1” (General Agriculture) to “AG3” (Agriculture Commercial-Industrial). This rezoning seeks to facilitate the expansion of an existing home industry use - a farm equipment repair shop - into an agricultural service establishment. The subject property is approximately 55.5 acres in size and contains a dwelling, bank barn, and welding shop.
1. This by-law amends the Municipality of Morris-Turnberry Zoning By-law 45-2014. All other zone provisions apply.
2. The location map and key map showing the location to which this by-law applies are found on the following pages.

SCHEDULE 2

THE CORPORATION OF THE  
MUNICIPALITY OF MORRIS-TURNBERRY  
BY-LAW NO. 28-2025





SCHEDULE 3

THE CORPORATION OF THE  
MUNICIPALITY OF MORRIS-TURNBERRY  
BY-LAW NO. 28-2025

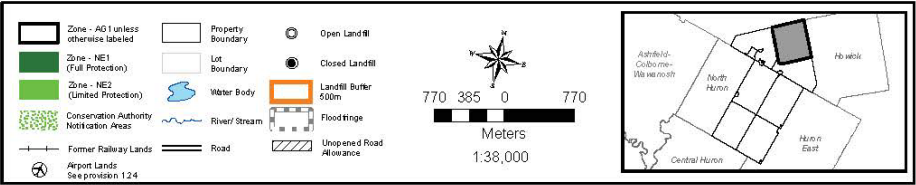
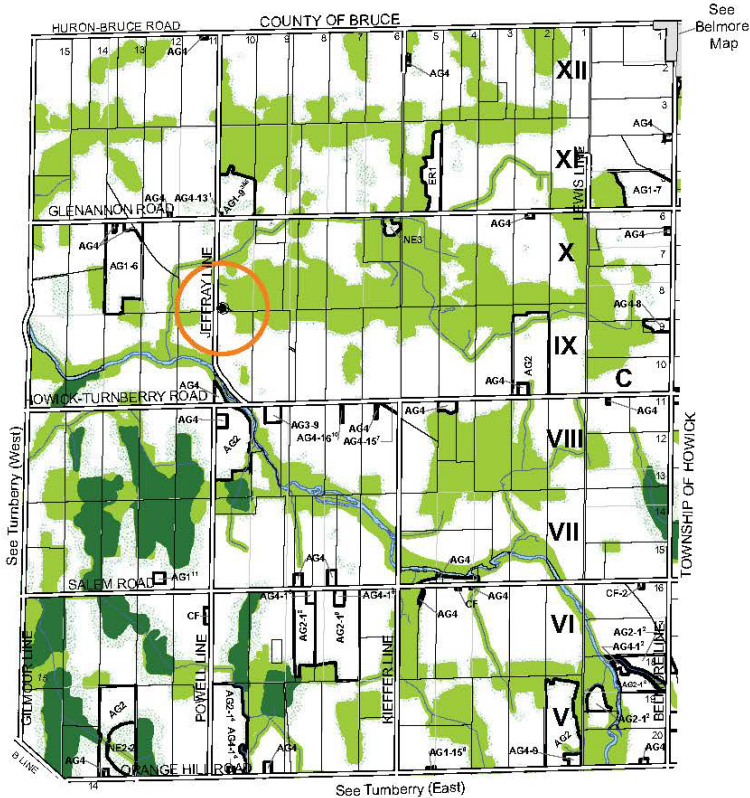
Amendments

1 Amended by By-law 19-2015  
2 Amendment condition of consent file B09-2017  
3 Amended by By-law 07-2017  
4 Amendment condition of consent file C50-2018  
5 By-law 67-2019 Temporary Garden Suite (Expires August 15, 2024)  
6 Amended by By-law 68-2019  
7 Amended by By-law 24-2020  
8 Amendment condition of consent file C84-2020  
9 Amendment condition of consent file C91-2020  
10 Amended by By-law 44-2021  
11 By-law 58-2021 Temporary Use By-law (Expires November 18, 2024)

REVISION DATE March 17, 2022

Municipality of Morris-Turnberry  
Schedule A

Key Map - Turnberry (North)



SCHEDULE 4

THE CORPORATION OF THE  
MUNICIPALITY OF MORRIS-TURNBERRY  
BY-LAW NO. 28-2025





## PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

**Phone:** 519.524.8394 Ext. 3 **Fax:** 519.524.5677

**Toll Free:** 1.888.524.8394 Ext. 3

**www.huroncounty.ca**

To: The Municipality of Morris-Turnberry

From: Sarah Kurtz, Planner

Date: May 29, 2025

Re: **Minor Variance Application MV03/25 (Cardiff Farms Inc. c/o Matt and Jeff Cardiff)**

Property Address: 42450 Cardiff Road

Legal Description: CON 3 S PT LOT 28

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### RECOMMENDATION

It is recommended that Application MV03/25 as applied for be **denied**.

Should the applicant wish to pursue a revised application, it is recommended that the Committee defer making a decision to allow recirculation and further staff assessment to occur.

### PURPOSE

The purpose of this application is to request relief from Section 4.5 of the Morris-Turnberry Zoning By-law to reduce the required Minimum Distance Separation (MDS) II setback for a poultry barn from 436m to 171m, 332m, and 388m to three neighbouring residences located to the west, south, and south-east, as shown in Figure 1.

### REVIEW

The subject property is municipally known as 42450 Cardiff Road and is 100 acres in size. The subject property is zoned General Agriculture (AG1) and Natural Environment – Limited Protection (NE2) on Key Map “Morris (Northeast)” of the Morris-Turnberry Zoning By-law and is designated Agriculture and Natural Environment in the Morris-Turnberry Official Plan.

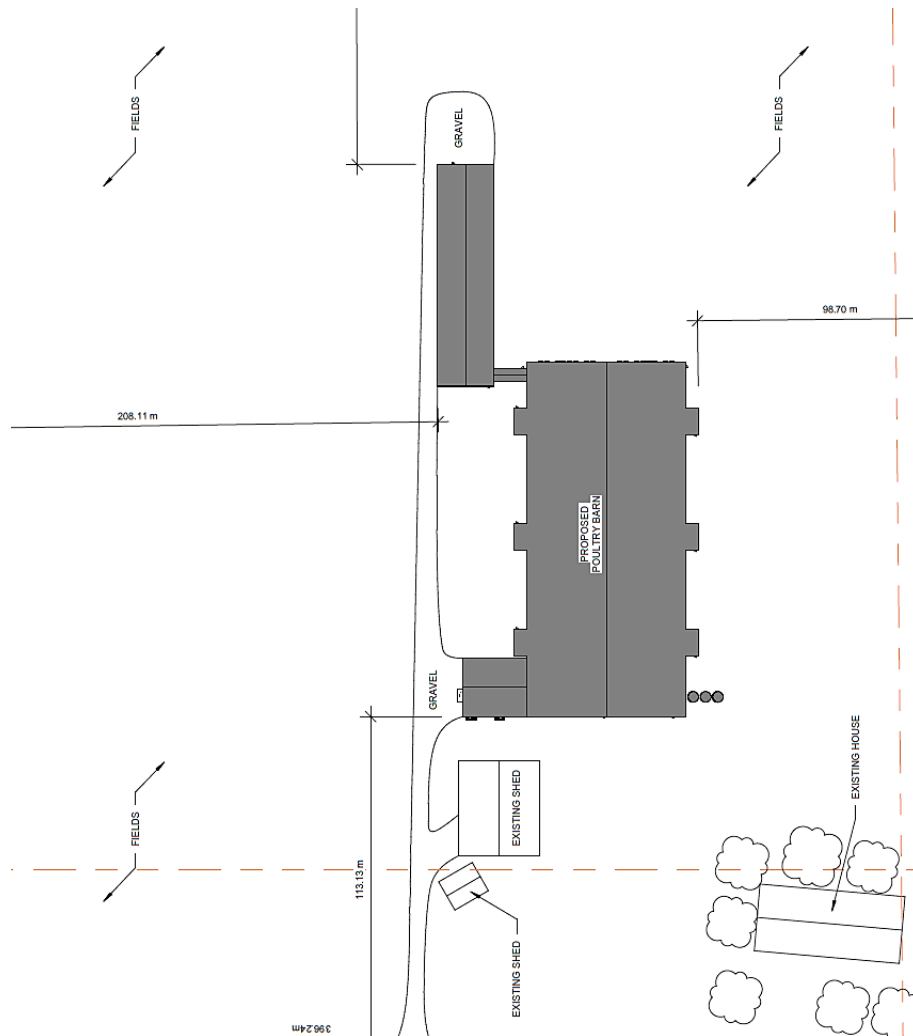
**Figure 1: Subject Property** – 2020 Air photo of subject property outlined in orange showing the approximate size and location of the proposed poultry barn with the MDS II buffer and distances to neighbouring residences.



**Figure 2: Site Visit Photo of Subject Property** looking east on Cardiff Road.



**Figure 3: Concept drawing submitted by applicant.**



This application seeks the approval for the construction of a new poultry barn with a reduced MDS II setback to three neighbouring residences. The MDS II calculation for the proposed barn requires the barn to locate a minimum of 436m away from neighbouring residences, whereas the application proposes to locate 171m, 332m, and 388m from neighbouring residences.

Planning staff provided comments to the applicant to either locate the barn outside of the 436m buffer or shift it further to the rear of the property, which would result in a minor variance reduction of approximately 10% - a level staff could support as meeting the tests for a minor variance. Staff do not support the current proposed location of the barn, as the requested 60% reduction is not considered minor.



Minor variances are required to satisfy four tests under the Planning Act before they can be approved. To be approved the requested variance must be:

- 1) minor,
- 2) desirable for the appropriate development or use of the land, building or structure,
- 3) maintain the general intent and purpose of the Zoning By-law, and
- 4) maintain the general intent of the Official Plan.

The requested 60% reduction is such that there is a potential to create conflict with the neighbouring residences. MDS calculations are based on the scale and type of livestock operation to ensure appropriate land use compatibility. Reducing the required setback by more than half significantly increases the potential for negative impacts such as odour and neighbour complaints. The impact of the variances requested is not considered desirable in terms of the potential impacts on the abutting dwellings or the future occupants of the dwellings.

Despite the dwellings currently being occupied by family members of the subject property, MDS Guideline #15 states that “MDS II setbacks are required for a proposed first or altered livestock facility or anaerobic digester even if the lot on which they are proposed is held by the same owner as the existing or approved development or dwellings nearby. This recognizes that a lot may be sold to a new owner, possibly resulting in a potential future land use conflict.” Therefore, it is not considered minor in nature or desirable for appropriate development of the subject property.

The intent of both the Morris-Turnberry Official Plan and Zoning By-law is that this property be used for an agricultural use. Although a poultry barn is considered a permitted use on agriculture properties, the general intent of the Zoning By-law is to establish separation between different land uses for the purpose of maintaining compatibility and avoiding conflict. Section 4.5 of the Zoning By-law states that no livestock housing facility shall be established or enlarged unless it complies with the Minimum Distance Separation (MDS) Formulae. A 60% reduction to the MDS required distance does not meet the intent of this provision.

Given that the variance is not minor in nature nor desirable for appropriate development in terms of impact on surrounding properties, it is recommended that the requested variance be denied. Planning staff would prefer to see the barn located a greater distance from the neighbouring residences, particularly the dwelling to the south.

The Department may be able to be supportive of a revised building location, but this will require a modification of the application (proposing a location further to the rear of the current proposal), recirculation to receive neighbour input and further analysis.

#### **COMMENTS RECEIVED**

At the time of writing this report, there were no concerns received from Township staff regarding this application. A neighbour called to inquire about potential impacts on his property but did not object to the application. No other concerns were received from the public.

## CONCLUSION

The variances as applied for cannot be considered minor. It is recommended that Application MV03/25 be **denied**.

Should the applicant wish to pursue a revised application, it is recommended that the Committee defer making a decision to allow recirculation and further staff assessment to occur.

Please note this report is prepared without the benefit of input from the public as may be obtained through the hearing. The Committee should carefully consider any comments and/or concerns expressed at the hearing prior to making their decision on this application.

Sincerely,

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

Sarah Kurtz  
Planner

Date of Site Inspection: May 27, 2025

## CORPORATION OF THE COUNTY OF HURON

### Planning and Development Department

**To:** The Municipality of Morris-Turnberry  
**From:** Sarah Kurtz, Planner and Sandra Weber, Director  
**Date:** June 3, 2025  
**Subject:** Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025 - Proposed Changes

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#### RECOMMENDATION

That the Council of the Municipality of Morris-Turnberry receive the report by Sarah Kurtz, Planner and Sandra Weber, Director, dated June 3<sup>rd</sup>, 2025 for information.

The report is being circulated to the local municipalities for information.

#### Background

The Province has introduced Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025, with the intent to make it easier and faster to build new homes and infrastructure. The proposed legislation received first reading on May 12<sup>th</sup>, 2025 and includes changes to the Building Code Act, Development Charges Act, and the Planning Act. The commenting period for the corresponding Regulations for the changes to the Planning Act is open until June 26, 2025 on the Environmental Registry of Ontario.

#### COMMENTS

This report focuses on the proposed changes to the *Planning Act* under Schedule 7 and the corresponding Regulation and provides an overview of the changes most relevant in Huron County.

#### Complete Application Requirements

The legislation proposes to include regulation making authority to enable the Minister of Municipal Affairs and Housing to limit the reports or studies that can be required as part of a complete application. A proposed regulation could limit the scope of permitted studies, and proposes to exclude Sun/Shadow, Wind, Urban Design and Lighting reports. Municipalities will require written approval from the Minister before adopting an Official Plan Amendment to change or add study requirements for a complete application.

#### Certified Professionals

It is proposed that if a report submitted in support of an application is prepared by a certified professional, it is deemed to meet the requirements of a complete application. The list of “prescribed professions” that will satisfy this requirement has not yet been provided by the Province and is proposed to be set out through a new Regulation.

#### Conditional Minister’s Zoning Orders (MZOs)

The Minister will be given the jurisdiction to impose conditions prior to uses in an MZO being permitted. Where a condition is imposed, it can be enforced by way of an agreement that can be registered on title.



## **Streamline Planning Approvals for Schools**

The proposed legislation would exempt the placement of all portable classrooms at public school sites from site plan approval and will allow Kindergarten to Grade 12 public schools and accessory uses such as associated childcare to be permitted 'as of right' on urban lands with municipal services zoned for residential uses.

## **Variations to Minor Variances**

The legislation proposes to reduce the number of Minor Variances required by including regulation making authority for variances to Zoning By-law setbacks to be permitted 'as of right' if a development proposal is within a certain percentage of the required setback. This would apply to urban residential lands on full municipal services and exclude areas such as hazard lands, lands near shorelines and railways.

The Province is considering permitting variations to be permitted "as-of-right" if a proposal is within 10% of setback requirements applicable to those lands. For example, if a zoning by-law requires a 5 metre front yard setback from the property line, this would effectively reduce the setback to 4.5 metres and the building would be permitted 0.5 metres into that 5 metre setback as-of-right, without a minor variance or zoning by-law amendment.

This would mean that there would be fewer applications submitted and fewer hearings for minor variances before a municipal committee of adjustment for these proposals.

## **NEXT STEPS**

Further information will be provided when Bill 17 receives third reading and is ultimately passed including direction on transition.

The Planning and Development Department will continue to monitor for additional regulations relating to Bill 17 and provide information back to Council.

# MUNICIPALITY OF MORRIS-TURNBERRY

## REPORT TO COUNCIL

**TO:** Mayor and Council

**PREPARED BY:** Sean Brophy, Treasurer

**DATE:** June 3, 2025

**SUBJECT:** Energy Consumption and Greenhouse Gas Emission Report

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### **RECOMMENDATION**

For information purposes only.

### **BACKGROUND**

Municipal energy reporting was originally established in 2011 as part of *O.Reg 397/11 Green Energy Act*.

Reporting requirements were amended by *O.Reg 25/23 Broader Public Sector: Energy Reporting and Conservation and Demand Management Plans*, which took force on February 23, 2023.

Municipalities are required to submit their energy consumption and greenhouse gas emissions information for the year ending December 31 by July 1 of the following year.

### **COMMENTS**

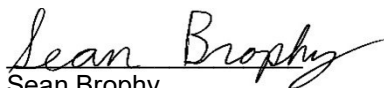
The Municipality of Morris-Turnberry's 2024 Energy Consumption and Greenhouse Gas Emissions summary is complete and will be submitted in compliance with *O.Reg 25/23*. The summary will be made available to the public on the Municipal Website.

### **ATTACHMENTS**

2024 Energy Consumption and Greenhouse Gas Emissions Summary

### **OTHERS CONSULTED**

Respectfully submitted,



Sean Brophy,  
Treasurer

# Municipality of Morris-Turnberry

## 2024 Energy Consumption & Greenhouse Gas Emissions Summary

Facility Name	Total Energy (ekWh)	Electricity (ekWh)	Natural Gas (ekWh)	ekWh / m2	Cost (\$)	Emissions (GHG - kg)
Belgrave Water	80,680.00	80,680.00	0.00	620.62	15,189.09	2,297.20
Bluevale Hall	27,416.49	8,329.00	19,087.49	48.96	2,742.95	3,632.72
Kinsmen Park	3.00	3.00	0.00	0.00	339.01	0.09
Morris Landfill	12,001.00	12,001.00	0.00	400.03	2,472.40	341.70
Morris Office/Shop	107,981.57	30,707.00	77,274.57	110.75	9,089.18	14,621.07
Municipal Streetlights	53,874.00	53,874.00	0.00	249.42	12,378.03	1,533.95
Turnberry Shop	89,525.67	13,282.00	76,243.67	104.10	5,483.49	13,941.54
<b>Municipal Totals</b>	<b>371,481.73</b>	<b>198,876.00</b>	<b>172,605.73</b>	<b>1,533.88</b>	<b>47,694.15</b>	<b>36,368.27</b>

# MUNICIPALITY OF MORRIS-TURNBERRY

## REPORT TO COUNCIL

**TO:** Mayor and Council

**PREPARED BY:** Trevor Hallam, CAO/Clerk

**DATE:** June 3, 2025

**SUBJECT:** Bluevale Hall Roof – Draft Request for Proposals

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### **RECOMMENDATION**

That Council approves the Request for Proposals for the replacement of the Bluevale Hall roof, and directs staff to issue the Request for Proposals following the endorsement of the Bluevale Community Committee, and return the results for review.

### **BACKGROUND**

This spring, staff received a request from Randy Greenaway, the Chair of the Bluevale Community Committee requesting assistance with the procurement process for the replacement of the roof on the Bluevale Hall.

Both staff and the committee have been aware that the replacement of the roof would be required in the coming years. Following ice damage to the gutters and fascia this winter, the extent of which became clearer in the spring, it is prudent to proceed with the replacement as soon as possible.

The roof consists of corrugated steel, with painted aluminum soffit, fascia and gutters. It appears the soffit, fascia and gutters on the south side of the building may be serviceable, but the damage on the north side of the building will require their replacement. The soffit is currently an unvented type, and if sections are being replaced the installation of vented soffit may help avoid ice damming issues in the future.

### **COMMENTS**

Currently the cost of the repair is unknown. The RFP process will provide some indication of the cost of the project, but as the oldest parts of the building date to the 1880s, some unforeseen complications can be expected. This expense was not budgeted for in 2025, but based on the condition of the roof staff feel it is advisable to proceed with the replacement as soon as possible.

A draft Request for Proposals has been included with this report for Council's approval. If approved, staff will present the RFP to the Bluevale Community Committee to ensure that all parties agree regarding the scope of work required.

If approved by Council and the Committee, the RFP will be issued, and the results will be presented for the consideration of Council, along with recommendations for funding the repairs.

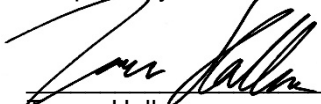
### **ATTACHMENTS**

1. Photos, Bluevale Hall
2. Draft Request for Proposals

### **OTHERS CONSULTED**

Kirk Livingston, Chief Building Official

Respectfully submitted,

  
Trevor Hallam,  
CAO/Clerk



South side





South side, east corner





South East Corner





North east corner, showing damaged fascia on north side





North side, showing damaged fascia





North west corner, showing damaged fascia





East side



## **Request for Proposals | 01-2025-01**

The Municipality invites your company to provide a proposal to:  
**Replace Bluevale Community Hall Roof**

**Date Issued:** June 18, 2025  
**Deadline:** 1:00pm on July 30, 2025

Proposals must be clearly marked **01-2025-01 Bluevale Community Hall Roof Replacement** and delivered by way of hand delivery, courier mail or email to:

Trevor Hallam, CAO/Clerk  
Municipality of Morris-Turnberry  
41342 Morris Road  
Brussels, ON, N0G 1H0  
thallam@morristorynberry.ca

The Municipality assumes no risk or responsibility whatsoever that any electronic bid will be received as required herein and shall not be liable to any bidder if for any reason an electronic bid is not properly received.

Questions regarding this Request for Proposal can be emailed to the contact above.

## **1. SCOPE OF PROPOSAL**

### **Introduction**

The Municipality of Morris-Turnberry is seeking Proposals from qualified companies for the replacement of the Bluevale Community Hall roof, including soffit, fascia, gutters and downspouts. The work includes the removal and disposal of the existing roof, including soffit, fascia, gutters and downspouts, and the supply and installation of their replacements to an equivalent or improved specification.

## **2. INTERPRETATION**

### **Definitions**

- a. Best Value - the value placed upon quality, service, past performance and price.
- b. Municipality - The Corporation of the Municipality of Morris-Turnberry.
- c. Municipal Representative - the representative engaged by the Municipality to supervise the work.
- d. Contract - an agreement with specific terms between the Municipality and the successful proponent.
- e. Preferred Proponent - the proponent who submitted the favourable proposal.
- f. Proposal - the proponent's submission to the RFP.
- g. Proponent - the party submitting a Proposal to this RFP.
- h. RFP - Request for Proposal.
- i. Special Conditions - the special conditions, which are included in this RFP.

## **3. RFP PROCESS**

### **Not a Tender Call**

This RFP is not a tender call and the submission of any response does not create a tender process. This RFP is not an invitation for an offer to contract and it is not an Offer to Contract made by the Municipality.

### **No Obligation to Proceed**

Though the Municipality fully intends at this time to proceed with the RFP, in order to select the services, the Municipality is under no obligation to proceed to the purchase. The receipt by the Municipality of any information (including any submissions, ideas, plans, drawings, models or other materials communicated or exhibited by any intended Proponent, or on its behalf) shall not impose any obligations on the Municipality. There is no guarantee by the Municipality, its elected officials or employees that the process initiated by the issuance of this RFP will continue, or that this RFP process will result in a contract with the Municipality for the purchase of the equipment, service or project.

## **Late Proposals**

Proposals received after the final date and time for receipt of Proposals will be considered as "Late Proposals". Late Proposals will not be accepted and will be returned unopened to the sender.

## **4. PRE-RFP INFORMATION**

### **Negotiations with Preferred Proponent**

The Proponent that submits to the Municipality the most advantageous Proposal and which represents the interests of the Municipality, best overall, may be awarded the contract. The Municipality reserves the right to accept or reject all or part of the RFP, however, the Municipality is not precluded from negotiating with the Successful Proponent to modify its Proposal to best suit the needs of the Municipality.

The Municipality reserves the right to obtain additional information from the Proponents to clarify the information in their submission, conduct interviews to discuss their suitability for the project or proceed to negotiate services, a contract, and details of the RFP with the most qualified company.

If the Municipality selects a Preferred Proponent, the Municipality will enter into negotiations with the Preferred Proponent in an attempt to settle one or more contract(s) necessary to implement the project as generally described in this RFP. If the Municipality considers that it is unlikely to settle such agreements with the Preferred Proponent despite having negotiated with the Preferred Proponent for at least 30 days after selection of the Preferred Proponent, the Municipality is entitled to cease negotiations with the Preferred Proponent and to begin negotiations with another Proponent.

The Municipality reserves the right to negotiate specific terms of the contract with the Proponent prior to final award of the contract. The Municipality also reserves the right to negotiate specific terms of contract with the Successful Proponent as the contract progresses.

### **Rejection of Proposals**

The Municipality reserves the right to reject, at the Municipality's sole discretion, any or all Proposals, without limiting the foregoing, any Proposal which either:

- a. Is incomplete, obscure, irregular or unrealistic
- b. Has non-authorized (not initialed) erasures or corrections in the Proposal or any schedule thereto
- c. Omits or fails to include any one or more items in the Proposal for which price is required by the RFP
- d. Fails to complete the information required by the RFP to be furnished with a Proposal or fails to complete the information required whether the same purports are completed or not

Further, a proposal may be rejected based on the Proponents past performance, financial capabilities, completion schedule of compliance with Federal, Provincial and Municipal legislation. As it is the purpose of the Municipality to obtain a Proposal most suitable to the interest of the Municipality and what it wishes to accomplish, the Municipality has the right to waive any irregularity or insufficiency in any Proposal submitted and to accept the Proposal which is deemed to be the Best Value for the Municipality.

### **Evaluation Criteria**

Awards will be made based on the Best Value Offered, and the Best Value will be determined by the Municipality. The quality of the service to be supplied, the conformity with the specifications, the suitability to requirements, guarantee clauses and references will be taken into consideration.

### **Proposal Evaluation**

Evaluation of Proposals will be completed by at least two (2) Municipal Staff including the Municipal Representative for this Proposal.

### **Confidentiality**

The Municipality will endeavor to keep all Proposals confidential. The material contained within the Proposal from the Successful Proponent will be incorporated into a Contract and information which is considered sensitive and/or proprietary shall be identified as such by the Proponent. Technical or commercial information included in the Contract shall not be released if Municipal representatives deem such releases inappropriate, subject to the Freedom of Information and Protection of Privacy Act.

### **Acceptance of Proposal**

The Municipality shall not be obligated in any manner to any Proponent whatsoever until a written contract has been duly executed relating to an approved Proposal.

No act of the Municipality other than a notice in writing signed by the Municipal Representative or Municipal CAO/Clerk shall constitute an acceptance of a Proposal. Such acceptance shall bind the successful Proponent to execute in a manner satisfactory to the Municipality.

- a. Proposals must meet all requirements herein to be eligible for consideration. Proposals that are unsigned, incomplete, conditional, illegible, unbalanced, obscure or that contain additions not called for, reservations, erasures, alterations or irregularities of any kind may be rejected as incomplete.
- b. Proposals must contain the Proponent's business or home address and legal status must be disclosed and must be signed by a duly authorized official.
- c. The proposal is irrevocable and open for acceptance for a period of thirty (30) days from the date of closing the RFP.
- d. Proposals will only be considered from reputable firms with proven previous experience on projects involving goods or services of a similar nature, magnitude and complexity to that which will be covered by the contract.

- e. The Municipality reserves the right to accept the RFP in total, or in part, to reject any or all offers, to waive any minor informalities, irregularities or technicalities and to accept an offer deemed most favourable to the Municipality. If the Municipality determines that a Proposal contains false or misleading information, the Municipality is entitled to reject the Proposal at any time as being invalid.
- f. The Municipality shall not be obligated either to accept or reject any non-compliance with the requirements of this RFP.

### **Negotiation Delay**

If a written contract cannot be negotiated within thirty (30) days of the notification of the successful Proponent, the Municipality may, at its sole discretion at any time thereafter, terminate negotiations with that Proponent and either negotiate a Contract with the next qualified Proponent or choose to terminate the RFP process and not enter into a contract with any of the Proponents.

### **Inquiries**

All inquiries related to this RFP are to be directed:

Trevor Hallam, CAO/Clerk  
Municipality of Morris-Turnberry  
41342 Morris Road  
Brussels, ON, N0G 1H0  
thallam@morristorynberry.ca

Information obtained from any other source is not official and should not be relied upon. Inquiries and responses will be recorded and may be distributed to all Proponents at the Municipality's option.

### **Final Date and Time for Receipt of Proposal**

Proposals must be received in a sealed envelope by 12:00pm on June 25, 2025.

Trevor Hallam, CAO/Clerk  
Municipality of Morris-Turnberry  
41342 Morris Road  
Brussels, ON, N0G 1H0  
thallam@morristorynberry.ca

Proposals and their envelopes should be clearly marked with the name and address of the Proponent and the RFP title.



## **5. PROPOSAL PREPARATION**

### **Changes to Proposal Wording**

The Proponent will not change the wording of its Proposal after closing and no words or comments will be added to the Proposal unless requested by the Municipality for purposes of clarification.

### **Limitation of Damages**

The Proponent, by submitting a Proposal, agrees that it will not claim damages, for whatever reason, related to the RFP or in respect of the competitive process, in excess of an amount equivalent to the reasonable costs incurred by the Proponent in preparing its Proposal. The Proponent, by submitting a Proposal, waives any claim of loss of profits if no agreement is made with the Proponent.

### **Firm Pricing**

Proposals must be firm for at least sixty (60) days after the final date. Prices will be firm for the duration of the contract period.

## **6. GENERAL LIABILITY INSURANCE**

### **Commercial General Liability**

The Successful Proponent shall, at their own expense, obtain and keep force during the term of this agreement, Commercial General Liability Insurance satisfactory to the Municipality including the following and underwritten by an insurer licensed to conduct business in the Province of Ontario.

- A limit of liability of not less than \$ 5,000,000 per occurrence
- The policy shall contain a provision for cross liability in respect of the names insured

The Municipality of Morris-Turnberry shall be named as an “additional insured” on the comprehensive policy of public liability and property damage insurance.

### **Proof of Insurance**

The successful Respondent shall provide a certificate(s) of insurance of certified copy(ies) of the above-referred to policies, satisfactory to the Municipality, together with proof of renewal at least ten (10) days prior to expiry.

## **Workplace Safety & Insurance Board**

The successful Bidder shall provide a copy of the Workplace Safety & Insurance Board's Clearance Certificate indicating the successful Bidder's good standing with the Board.

## **7. ADDITIONAL TERMS**

### **Liability for Errors**

While the Municipality has used considerable efforts to ensure accurate representation of information in this RFP, the information contained in this RFP is supplied solely as a guideline for Proponents. The information is not guaranteed or warranted to be accurate by the Municipality, nor is it necessarily comprehensive or exhaustive. Nothing in this RFP is intended to relieve Contractors from forming their own opinions and conclusions with respect to the matters addressed in this RFP.

### **Agreement with Terms**

By submitting a Proposal, the Proponent agrees to all terms and conditions within this RFP. Contractors who have obtained the RFP electronically must not alter any portion of the document, except for adding the information requested.

## **8. SPECIAL CONDITIONS**

- A qualified Proposal is one which meets the needs and specifications of the Municipality and the terms and conditions contained in this RFP. The Preferred Proposal is a qualified Proposal offering the Best Value, as determined by the Municipality.
- The Municipality will determine whether a Proposal is qualified by evaluating all of the Proposals based on, but not limited to, the needs of the Municipality, specifications, terms and conditions and price. The Municipal Representative will examine all Proposal and recommend to Council which Proposal is in the Municipality's best interest.
- The Municipality reserves the right to cancel the RFP at any time.
- The Municipality recognizes that Best Value is the essential part of purchasing and product and/or service and therefore the Municipality may prefer a Proposal with a higher price, if it offers greater value and better serves the Municipality's interests, as determined by the Municipality, over a Proposal with a lower price. The Municipality's decision shall be final.
- The Municipality reserves the right to negotiate with the Preferred Proponent, or any Proponent, on any details including changes to specifications and price. If specifications require significant modifications, all Proponents shall have the opportunity to adjust their Proposals or re-submit altogether, as determined by the Municipal Representative.
- All goods, services and workmanship must conform to all laws and standards for use in Canada and the Province of Ontario.

- The Successful Proponent, herein named the Contractor, shall guarantee that their Proposal will meet the needs of the Municipality and that any or all items supplied and/or services rendered shall be correct. If the item(s) supplied by the Contractor and/or the service(s) rendered by it are in any way incorrect or unsuitable, all correction costs shall be paid solely by the Contractor.
- Where only one (1) Proposal is received, the Municipality reserves the right not to make public the amount of the Proposal. The amount of the Proposal will be made public if a Contract is awarded.
- The Municipality reserves the right to accept or reject a Proposal, where only one (1) Proposal is received.
- The Municipality reserves the right to cancel the contract for goods and/or services as outlined in this RFP, at any time, by providing thirty (30) days written notice to the successful proponent.

## BID SHEET

**01-2024-01** Bluevale Community Hall Roof Replacement

**Closing Date:** July 30, 2025 at 1:00pm

The undersigned Proponent has read and understands the conditions and specifications for the goods and services requested and will provide the required equipment. I/We hereby acknowledge any addenda issued which becomes part of the work and are included in this RFP.

This Proposal is valid for: \_\_\_\_\_ days and shall expire on: \_\_\_\_\_

<b><u>DESCRIPTION</u></b>		<b><u>PRICE</u></b>	
To supply and install a replacement roof at the Bluevale Community Hall.			
Removal and disposal of existing roof steel, ridge cap and trims, soffit, fascia, gutters and downspouts			
Supply and install 29 gauge, one inch Century Rib roof steel, ridge cap and necessary trims and flashings			
Supply and install colored aluminum vented / plain soffit and fascia			
Supply and install aluminum gutters and downspouts, with supporting straps and snow stops			
Optional Items (if applicable)			
Permits, Environmental fees and levies (if applicable)			
Other charges (if applicable)			
<b>TOTAL COST</b>			
Start Date:		Completion Date:	
Firm Name:			
Address:			
Phone:			
Email:			
Date:			
Print Name of Bidder:			
Signature of Bidder:			

**NOTE:** must be an official signatory of the company

## **9. SCOPE OF WORK**

### **Description:**

The Bluevale Community Hall was constructed in 1880 with numerous renovations and additions thereafter. The existing roofing consists of corrugated steel roofing totaling approximately 3000 square feet in 3 sections. On the north side of the building the gutter and downspout are missing and there is damage to the unvented soffit and fascia. (See photos)

Requirements are for the following:

### **Roofing Scope of Work:**

- a. Removal and disposal of existing roof steel, ridge cap and trims (approximately 3000 square feet)
- b. Remove damaged fascia, and gable trims, and downspouts where needed (approximately 56 linear feet)
- c. Supply and install 29 gauge, one inch Century Rib roof steel, ridge cap and necessary trims and flashings
- d. Supply and install colored aluminum vented / plain soffit and fascia
- e. Supply and install aluminum gutters and downspouts, with supporting straps and snow stops

### **General:**

- a. Conduct work such as not to cause any damage to the building and use proper precautions to guard against any potential water damage as a result of weather.
- b. Project work must not interfere with the day to day operation of the Hall. Access to the building shall always remain available for the duration of the project.
- c. Provide a complete cleanup of the total work area daily with a magnet sweep to pick up fasteners and steel pieces.
- d. Obtain all necessary permits and/or approvals from authorities having jurisdiction before starting the work.
- e. Determine the delivery time necessary for all products, equipment required for the project.
- f. Adequately protect completed work and/or work in progress.

### **Environmental Protection:**

- a. Responsible for the condition of the job site while completing work.
- b. Restore construction site to its original condition after work is completed. All affected area shall be returned to its original condition including but not limited to: grading, topsoil, grass, pavement, fencing, etc.

### **Temporary Service and Facilities:**

- a. Provide, erect, and maintain adequate temporary barricades, warning signs, and lights where required for the protection of the public at all times.
- b. Provide adequate portable facilities, on a continuous basis, for garbage and construction debris collection and removals.
- c. All temporary facilities shall be included in the contract price.

**Pre-Construction and Progress Meetings:**

- a. After award of contract, the contractor will arrange and conduct a pre-construction meeting.
- b. The contractor will conduct progress meetings on an as needed basis throughout the construction period.

**Warranty:**

- a. Minimum of one year labour and materials from date of completion in addition to manufacturer roof warranty. Mileage and travel time to be covered under warranty if warranty work is completed on site.



## Heartfelt Condolences

Chair Michael Bannerman began the meeting with a somber recognition of the tragedy that occurred over the weekend involving students and a staff member from Walkerton District Community School. The AMDSB community extends its heartfelt condolences during this incredibly difficult time.

## Land Acknowledgement

A video from St Marys DCVI was shared, featuring students and their parent staff member reciting their personalized Land Acknowledgement.

## Good News

### Minister of Education Visits Listowel Eastdale PS

Chair Michael Bannerman was pleased to share that the Ontario Minister of Education Paul Calandra visited Listowel Eastdale PS on Tuesday May 20. He was joined by Perth-Wellington MPP Matthew Rae and met with Chair Bannerman, Vice Chair Patricia Smith, Trustee Nancy Rothwell (North Perth), as well as Director Graham Shantz and other AMDSB staff. Principal Matt Gennings provided a tour of the school including a Kindergarten and a Grade 5 classroom. Minister Calandra and MPP Rae also visited the child care space addition that will soon be open. Full details on this visit can be found in the [AMDSB news story](#).



## Downie Central PS Students Present Art Piece to the Board



Trustee Sheila Armstrong-Marshall was pleased to share a beautiful piece of artwork created by students at Downie Central PS. She explained the various elements of the piece and presented it to Director Shantz, so it can be proudly displayed at the Education Centre.

## Listowel District SS Receives OFSAA 'Try Day' Grant

Trustee Nancy Rothwell shared that LDSS received money from the OFSAA 'Try Day' Grant to purchase a class set of disc golf discs in order to enhance their outdoor education program and showcase a growing sport to the school community. Upon receiving the discs late in October, the PAD30/40 class was able to set up a course and Grade 9 classes were taught how to use the discs and had an opportunity to play through the course at Listowel Memorial Park. Earlier in May, a new group of Outdoor Ed students led Grade 11 phys-ed students through a course along the Maitland River. Over 90 students have been exposed to this new activity and the school looks forward to including even more students in the fun before the end of the school year. Thank you OFSAA!



## Take your MPP to School Day

Vice Chair Patricia Smith was pleased to share that she welcomed Huron-Bruce MPP Lisa Thompson to Maitland River ES and FE Madill SS. They toured both schools, and interacted with staff and students. This opportunity enabled MPP Thompson to witness the inspiring and innovative experiences taking place in AMDSB schools.





## AMDSB Hosts Huron Transition Fair

Communications Manager Chera Longston shared, on behalf of Superintendent Kathy Boyd, that AMDSB and Huron-Perth Catholic DSB co-hosted the second of two Transition Fairs to support families and caregivers of students with disabilities aged 12–21.

The Huron Transition Fair was held on May 3, 2025, at Central Huron Secondary School in Clinton. The event featured a variety of organizations representing local agencies and community groups dedicated to supporting students as they prepare for life after high school.



## AMDSB Shines at Skills Ontario Competition

Superintendent Paul Langis shared that students from across AMDSB showcased their incredible talents at the Skills Ontario Competition, one of the largest skilled trades and technology contests in the province. On May 5, forty elementary students from Seaforth PS, Shakespeare PS, Stratford Intermediate School, and South Huron District HS traveled to the Toronto Congress Centre to compete in a wide range of events. These included Character Animation, Technology, LEGO Robotics, VEX IQ Robotics, and Construction. Six elementary teams (Grades 4 to 8) placed in the top ten in the province—an outstanding achievement! A special congratulations goes to the Grade 7/8 Construction team from South Huron DHS, who proudly brought home a bronze medal. On day 2, six secondary students competed including Stratford District SS student Logan Gordon (OYAP Level 1 Brick and Stone Masonry Program at Conestoga College) won a silver medal! All of the AMDSB students represented their schools and school board with pride, determination, and excellence. Congratulations to each of our competitors! We can't wait to see what next year brings as more students step up to take on the challenge and continue building their futures in the skilled trades.



## Making Connections Day Brings Together Students with Hearing Differences

The 23rd annual Making Connections Day was held on May 8 in Mitchell. This event brings together students who are Deaf or Hard of Hearing from AMDSB and the Huron-Perth Catholic DSB and provides the opportunity to learn together, make connections, and become empowered through relationships and experiences. For some students, this may be the only time they meet and interact with other children who have a hearing difference, which helps them to recognize they are not alone. Dr. Cathy Chovaz, professor at the University of Western Ontario and Canada's first Deaf clinical psychologist, kicked off the day by welcoming students and affirming the importance of making social connections for their well-being, which can be challenging for those with hearing loss. Next, students got active playing cooperative games, under the guidance of AJ Moses and student leaders from Mitchell District High School. The day closed with a live presentation from the Canadian Raptor Conservancy, during which students learned how birds of prey use their senses, especially hearing, to navigate; the presentation was also supported by live ASL interpreting.



## Days of Significance Around the District (May Edition)

Communications Manager Chera Longston presented the wrap-up for the May edition of the Days of Significance. This month's highlights included Teacher Appreciation and Principals' Day, Mental Health Week, Education Week and Red Dress Day, as well as many other important observances that reflect the diversity and values of our school communities.

### [DOS Wrap-up May 2025](#)

## School Showcase

Communications Manager Chera Longston highlighted Maitland River Elementary School, located in Wingham (North East Huron), which serves approximately 410 students from Kindergarten to Grade 6. While it has no designated feeder school, most students transition to FE Madill SS for secondary education. The current building opened in 2013 and is led by Principal Lorrie Goos and Vice-Principal Sarah Haanstra for the 2024–2025 school year.

Highlights from Maitland River ES include:

- Focus on literacy and numeracy: MRES benefits from the support of a Literacy Support Teacher support and co-planning. Recently participated in "This Math has 22 Minutes" to ensure consistent messaging and strategies.
- Partnership with FE Madill co-op students: Co-op students participate in a number of initiatives including literacy support for students in Grade 3.
- Student leadership and music opportunities: The Triumph Student Leadership team adds student voice and develops Social Emotional Learning and leadership skills. The Triumph Choir performed at the school's Volunteer Appreciation Assembly and students enjoy a vibrant music program involving choir and instrumental music, as well as connections with local community music performers.





## Student Trustee Update

Alexandra H reported that next year's Student Trustees have been elected and executive positions will be determined at their next meeting. Also, at their last meeting they are planning to create a handbook to guide future Student Senators.

## Senior Staff Updates

### North Perth Boundary Review Update

Superintendent Cheri Carter and Josh Valenti from Watson & Associates shared the board report outlining the potential scenarios for boundary changes in the area for Trustee consideration. The full report is available on the Board website and can be viewed at any time: [amdsb.ca/northperthboundaryreview2425](https://amdsb.ca/northperthboundaryreview2425). Trustees are currently reviewing the options, with a decision to be announced at an upcoming board meeting.

## Future Board Meetings

Regular Board Meetings are held in person unless otherwise noted. Links to join the meetings online will be posted on the [Board Meeting page](#) the day before the meeting. The public portion begins at 4:45 p.m.

- Tuesday, June 10, 2025 at 4:45 p.m. Regular Board Meeting and Committee of the Whole, Closed Session

- Tuesday, June 24, 2025 at 4:00 p.m. Regular Board Meeting and Committee of the Whole, Closed Session

## Future Meetings/Events with Trustee Representation

- Special Education Advisory Committee (SEAC) – Wednesday, June 4, 2025 at 4:00 p.m.
- Audit Committee – Wednesday, June 4, 2025 at 5:00 p.m.
- Equity Steering Committee – Wednesday, June 11, 2025 at 12:00 p.m.
- Retiree and Years of Services Recognition – Wednesday, June 11, 2025 at 5:30 p.m.



# Belmore Arena Board Meeting MINUTES April 21, 2025

*Time: 8:00pm Location: Lounge, Belmore Community Centre*

**Attendees:** Jeremy Underwood, Marvin Grimes, Mark Ireland, Brett McPherson, Jenn VanDyk, Jamie McCallum, Coreen Gautreau, Kim Harris, Lindsay Underwood, Warren Weber, Chris Inglis, Ian Inglis, Lorne Underwood

**Guest:** Dan Renwick

**Regrets:** Kyra Wright, Wanda Inglis, Heidi Dupuis, Nigel Van Dyk, Dave Eadie, Randy Scott

**Secretary/Recorder:** Darlene Loos

<i><b>Time</b></i>	<i><b>ITEM</b></i>	<i><b>(Discussion, Approval, Information Sharing)</b></i>	<i><b>Meeting Notes/Action Items</b></i>
8:00	<b>Call to Order</b> <b>Approval of April 21, 2025 Agenda</b> - <i>Jeremy Underwood</i>		Meeting called to order: 8:01pm Motion to approve agenda by Ian Inglis, 2 <sup>nd</sup> Marvin Grimes  Any Additions to Agenda? Propane discussion
8:02	<b>Approve Previous Mtg Minutes March 17, 2024 (attached)</b> - <i>Board</i>		Motion to approve minutes by Jamie McCallum, 2 <sup>nd</sup> Brett McPherson. Carried

## Agenda Items

8:05	<b>Update Previous Action Items (below agenda items)</b> - <i>Jeremy Underwood</i>	<b>Standing</b>	Reviewed Action Items below.
8:20	<b>Summer Rates (including Pickleball)</b> - <i>All</i>	<b>Discussion</b>	<p>A Pickleball member did not attend the Chamber Meeting (held before this meeting. Chamber has decided it will not subsidize the remaining \$1735 rental fee owed by Pickleball.</p> <p>Arena Board is to decide course of action.</p> <p>Kim reviewed the letter sent to Pickleball in April 2024.</p> <p>Highlighted points:</p> <ul style="list-style-type: none"> <li>- Must contact Kim to book floor</li> <li>- Hourly rate will apply</li> <li>- Belmore Pickleball invited to have member on the Board</li> </ul> <p>Response back from Dan Renwick – “no issues with the proposal and would go forward as planned.”</p> <p>Pickleball never contacted Kim to book the floor, just showed up each week. Pickleball has not paid their final invoice.</p> <p>Hanover Pickleball also came over and used the Belmore Arena Floor without booking it – Dan had indicated he would pay for those two bookings. No payment has been received.</p>



			<p>The Arena Board will send an email to Dan Renwick and Brendan Crapper including outstanding invoice and summer rates. Cheque can be mailed or deposited in the lock box in the arena office. Bill to be paid prior to their new season starting.</p> <p>Dan joined meeting after previous discussion. He agreed to what was said above, however feels that the Arena Board should be willing to subsidize Pickleball. The Board reiterated that although they appreciate the arena being used, every other organization/club/team pay posted rental rates.</p>
<b>Addition to Agenda</b>	<b>Propane</b>	<b>Discussion</b>	<p>Chambers have been donating propane for wing night. Mike McDonald of Chambers Fuels wanted to provide a quote for propane.</p> <ul style="list-style-type: none"> <li>- Chambers gave price of .495/L if floating rate or .499/L if we lock in.</li> </ul> <p>Current stats with Avenir Energy Ltd (formerly Sparlings):</p> <ul style="list-style-type: none"> <li>- used 28000 Litres, average price .4795/L</li> <li>- 2025 price is .4763/L</li> <li>- last delivery was .5702/L</li> </ul> <p>Kim Harris made a motion to switch to floating rate with Chambers, 2<sup>nd</sup> Chris Inglis. Carried.</p> <p>We will check Chambers rates in August/September to potentially lock rate in.</p>
<b>8:30</b>	<b>Correspondence</b> - <i>All</i>	<b>Standing</b>	<p>Pepsi sent us a letter to let us know that prices will be increasing.</p> <p>Some correspondence from Howick Twp regarding a meeting with Arena Board, Burnside and Howick Twp.</p> <ul style="list-style-type: none"> <li>- Meeting is not necessary as there is no structural failure; just paint failure.</li> </ul>
<b>8:30</b>	<b>Grants Update</b> - <i>Kyra Wright</i>	<b>Standing</b>	No update
<b>8:40</b>	<b>Treasurer's Report</b> - <i>Jenn VanDyk</i>	<b>Standing</b>	<p>Bills to be paid \$30,514.17 Motion to pay bills as presented by Jenn Van Dyk, 2<sup>nd</sup> Chris Inglis. Carried. Chamber has provided a cheque for \$30,000 (to be deposited).</p>
<b>8:50</b>	<b>Belmore Homecoming Update</b> - <i>Committee</i>	<b>Standing</b>	<p>Homecoming Committee needs to be a committee of Howick Council. Tickets are going fast. Homecoming Meetings happening frequently.</p>
<b>9:00</b>	<b>Belmore Catering</b> - <i>Chris Inglis/Kim Harris</i>	<b>Committee Report</b>	Dishwasher is working quite well.

9:05	General Maintenance - <i>Jeremy Underwood/Warren Weber</i>	Committee Report	Wobbly toilet in the hall washroom. Pipe may be up too high. Kim will message Brian to have a look at the toilet.  Sandblasting is going well. Will be quite a mess to clean up. Jeremy met with Murray Stephan, paint specialist and will help us establish the proper paint.
9:10	Parks Board - <i>Brett McPherson</i>	Committee Report	Howick Minor Ball inquired about having practices throughout the week. Brett will send out a mass email looking for a clean up crew before end of May.  Roger is willing to cut grass again this summer.
9:15	Rentals - Hall & Lounge - <i>Kim Harris</i>	Committee Report	Microphone – fuse was blown. Something in amplifier is blowing fuses. Kim working on finding someone to repair.  Kim is looking for bartenders for late shift this Saturday and late shift next Saturday. Also need 3 sets of bartenders for May 31 <sup>st</sup> wedding.
9:20	Ice Rentals & Installation - <i>Warren Weber</i>	Committee Report	Down ice rental this year due to 55 hours being cancelled due to stormy weather. Plant ran well this year.
9:25	Belmore Curling - <i>Dave Eadie</i>	Committee Report	No update
9:30	Belmore Figure Skating - <i>Heidi Dupuis, Andrea Warwick</i>	Committee Report	Ice cream fundraiser at Homecoming. Float for Homecoming Parade. Still looking for a coach.
9:35	South Bruce - <i>Mark Ireland</i>	Committee Report	Mark noted there are other avenues of how organizations can opt to run withing a municipality.
9:40	Morris-Turnberry - <i>Jamie McCallum</i>	Committee Report	Budget was passed. - Belmore loan is in the budget
9:45	Howick - <i>Marvin Grimes</i>	Committee Report	Wroxeter – 4 wheelie bins will be lent out to Belmore for Homecoming.
9:50	Communication - <i>Lyndsay Underwood</i>	Committee Report	Nothing to report
9:55	Belmore Chamber of Commerce - <i>Randy Scott / Chamber Member</i>	Committee Report	Nothing new

Next Meeting – **TUESDAY**, May 20, 2025 at **7:30pm**

Adjournment of Meeting: 9:29pm

Motion to adjourn by: Warren Weber

### Previous Action Items

Lead	Agenda Item/Topic	Actions for Follow Up
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Jeremy/ Warren /Kim	<b>General Maintenance</b>	<p>20231218: Jeremy will talk to Paul Inglis regarding closing in gap in table storage container</p> <p>20240115: A plan has been set to close the gap in the table storage container.</p> <p>20240226: Paul did measurements and is to be fixing the gap.</p> <p>20240415: No update on Container</p> <p>20241118: Rubber matting in players benches needs to be replaced; also patch by door going onto the ice. Jeremy will look into it.</p> <p>20241118: Glass broken along top of timekeepers' box.</p> <p>20250421: Wobbly toilet in the hall washroom. Pipe may be up too high. Kim will message Brian to have a look at the toilet.</p>
Kyra / Jeremy / Kim	<b>Grants</b>	<p>20240415: Jeremy to email Karn's quote to Kyra Wright for grant research</p> <p>20240527: No update</p> <p>20240527: Suggestion made that stone be put between parking barriers and wall (<i>very difficult to cut the grass &amp; adds a lot of weedeating</i>). If grant money available poured concrete sidewalk would be the way to go – possibility accessibility grant? Kyra may know more.</p> <p>20240617: No update</p> <p>20240916: Sport and Recreation Infrastructure Fund – Howick will apply for their asks and Belmore will apply for their asks and it will be lumped together. The ask will be the 50% coverage guideline. Everything to Howick by October 15<sup>th</sup>.</p> <ul style="list-style-type: none"> <li>- Need to decide what we want to apply for: <ul style="list-style-type: none"> <li>○ Quote on compressor <ul style="list-style-type: none"> <li>▪ It came here in the 1970's and was rebuilt in 2006</li> </ul> </li> <li>○ New boards</li> <li>○ Sidewalk around the arena</li> <li>○ Baseball diamond lights</li> <li>○ Sandblasting and ceiling painting in the arena</li> <li>○ Asphalt at the back</li> <li>○ Resurfacing tennis court</li> </ul> </li> </ul> <p>New boards, brine header (if can apply), ball lights, Sandblasting and Painting.</p> <ul style="list-style-type: none"> <li>- Motion to apply for new boards, brine header and ball lights and possibly Sandblasting and Painting. <ul style="list-style-type: none"> <li>○ Can't move forward with our grant submissions until we know if we need to pay for Sandblasting and Painting.</li> </ul> </li> </ul> <p>Motion to partnership with Howick to apply for the CSRIF by Kyra Wright, 2<sup>nd</sup> by Lindsay, carried.</p> <p>20250317: Still waiting to hear back about CSRIF Grant.</p>

		<p><b>20240925:</b> Kyra plans to speak with Caitlyn about the Community Sport and Recreation Infrastructure Fund (50% funding) tomorrow. Application due to Howick by October 15. Application to Government is due October 29.</p> <p>Baseball Lights – total cost quoted at \$33, 000 (with labour, lift rental and parts)</p> <p>Brine Header - \$58, 000</p> <p>Arena Boards – no quote yet. Boards are more of a “want” than a “need”</p> <p>Kyra to discuss with Howick staff tomorrow to confirm the arena board getting quotes for ceiling sandblasting/painting.</p> <p><b>20240925:</b> To include the following items in the Community Sport and Recreation Infrastructure Fund application: baseball lights, brine header and ceiling sandblasting/painting.</p> <p><b>20241021:</b> Kyra to proceed in applying for full grant.</p> <p>Sports Grant</p> <ul style="list-style-type: none"> <li>- Baseball Lights - \$35,000</li> <li>- Brine Header - \$60,000</li> <li>- Sandblasting &amp; Painting of Arena (no curling club) - \$280,000</li> </ul> <p>Max we would receive is 50%, applying for special consideration of 70%. The Arena Board is responsible for the other 50% (or 30%).</p> <p>Will indicate Baseball lights, Brine Header and Sandblasting &amp; Painting in 2025.</p> <p><b>20250224: NO UPDATE</b></p>
Jeremy	<b>Repainting of Arena</b>	<p><b>20240919:</b> Would really like this looked after before Syrup Festival and Homecoming. Jeremy will contact Caitlin.</p> <p><b>20241118:</b> Waiting to hear from Howick Twp and Burnside</p>
Gord Harris / Paul Inglis	<b>Lobby Bench Steel</b>	<p><b>20240916:</b> larger bench top will be too heavy to move. Will look at making aluminum legs for new top instead of installing on top on the old center bench.</p> <p><b>20250317:</b> Jeremy mentioned to install bench top where it is</p>
Board	<p><b>Asset Management, Procurement Policy and Budget Template</b></p> <p><i><u>(Notes from Meeting with Municipalities/Twps)</u></i></p>	<p><b>20241024:</b> Under cost sharing agreement – agree to pay as a loan. \$240,000 (\$80,000 each municipality) to be repaid over 5 years (could be renegotiated if needed) in 2025 budgets.</p> <p><b>20241024:</b> Waiting to see if they are filing a defense or reaching a settlement</p> <p><b>20241024:</b> Did FD and Arena projects have to go through an engineer? - Caitlin will look into this</p> <p><b>20241024:</b> Take the Terms of Reference away – get a short list of sticking points and come up with suggestions. Come back together and discuss this list</p> <p><b>20241024:</b> Caitlin will talk to Brady and he will make arrangements to chat with a couple of our guys.</p> <p><b>20241024:</b> Caitlin will talk to finance and get Asset Management Plan information to us.</p> <p>20241118: Nothing received.</p> <p>20250317: Asset management - nothing new to report, still waiting on input from Howick, haven’t gotten procurement strategy yet from them</p>

		<p>20241118: Marvin will ask Howick Twp for Procurement Policy and Budget Template.</p> <p>20241216: No update.</p> <p>20250317: Procurement policy and budget template - move this item into the asset management, goes hand-in-hand</p>
Kim	<b>Summer Rates / Pickleball</b>	<p>20250421: The Arena Board will send an email to Dan Renwick and Brendan Crapper including outstanding invoice and summer rates. Cheque can be mailed or deposited in the lock box in the arena office. Bill to be paid prior to their new season starting.</p>
Kim	<b>Rentals – Hall &amp; Lounge</b>	<p>20250421: Microphone – fuse was blown. Something in amplifier is blowing fuses. Kim working on finding someone to repair.</p>
<b>Parking Lot</b>		
Arena Board	<b>Propane</b>	<p>20250421: Check Chambers rates in August/September to potentially lock rate in.</p> <p><b>PUT INTO PARKING LOT until August 2025</b></p>
Arena Board/ Howick Twp	<b>Sandblasting &amp; Painting</b>	<p>20221017: Due to unsatisfactory work, Board passed motion to hold back payment to J-K Sandblasting</p> <p>20221121: Jeremy contacted J-K and advised of partial payment and once he returned to do touchups and around door. J-K advised he could come back in spring but more money would be due.</p> <p>20221121: Jeremy will advise J-K that Board will pay for lift but will not be paying more money for the job quoted.</p> <p>20221219: Nothing to Report – defer to next meeting</p> <p>2023016: Supposed to come – we look. May charge interest on balance owing.</p> <p>20230228: No further communication.</p> <p>20230417: Next step is, we need to speak with Howick and see if they will back us if this goes to court.</p> <p>- Speak to CAO and Operations Manager to see if they can reach out to J-K regarding the contract and our (Belmore and Twp) concerns.</p> <p>Motion to continue to hold payment and speak to Howick Twp as to next steps.</p> <p>20230515: J-K will not speak with Jeremy. Only wants to speak to Howick Twp. Howick Twp is in support of us. J-K is 100% at fault for the poor workmanship. Three townships are onboard and have their lawyers working on it. The lawyers want Burnside (Engineers) to come in and assess the work again. The matter is now out of our hands. <b>MOVE TO PARKING LOT</b></p> <p>20230821: No further update.</p> <p>20240226: Marvin reported no further word from Lawyer on this matter.</p> <p>20240226: Jeremy reported something will have to be done with the loose paint before Syrup Festival. Paint is falling off. Would be good to do between shut down and Syrup Festival. Marvin will report this back to Howick Township.</p> <p>20240318: No updates regarding the bubbling/peeling paint in the arena. Marvin acknowledges something needs to be done before the syrup festival. Marvin will speak with Caitlyn (CAO).</p>

		<p>Jeremy spoke with Caitlyn today, told her the plan to remove peeling paint; was told to take pictures before doing the work.</p> <p><b>20240617:</b> Send an email to the Municipality about the status of this issue. Marvin will speak to Caitlyn and ask them to put a push on things due to Homecoming. Would Marvin ask Municipality if they could pay for sandblasting to Arena and Curling Club to be redone as the legal battle carries on. Formal request from the Arena Board for Howick to put it in their budget. Jamie made motion to send a letter to Howick, 2<sup>nd</sup> by Kim. Carried. Jenn V will draft a letter to Howick Township and cc other 2 municipality CAOs.</p> <p>20240715: 3 Municipalities met in Belmore, but no update received from that meeting yet.</p> <p>20240715: Lawyer has filed.</p> <p><b>20241118:</b> Another follow-up meeting with the Insurance Rep. Asked Jeremy dates that suit him.</p> <p><b>20250224:</b> Jeremy and Paul Inglis and others have been talking to local Mennonites who are doing sandblasting and painting, all the labour. We would have to supply lifts. They are willing to do the job. \$40/hr. They would supply the manpower. Man in Formosa, coating expert, would come after the sandblasting and advise what type of paint we should use to adhere properly. \$24,000 approximate in labour. We would have to supply 2 lifts. Likely close to \$5000 in rental equipment.</p> <p>This is something we need to consider.</p> <p>One concern is: do they have WSIB coverage.</p> <p>Could do before Homecoming but not before Syrup Festival.</p> <p>Jeremy will look into this further.</p>
Group	<b>Suggestion of Installation of Acoustic Panels in Arena – by Pickleball</b>	<p><b>200115:</b> Dan Renwick attended Board Mtg on behalf of Pickleball. He raised the suggestion of putting up Acoustic Panels to control the sound on the arena side. Board suggested the Pickleball group will have to do more research on the panels and get pricing.</p> <p>Putting in Parking Lot, will look back at this after the Whitewashing and Painting is looked after on the arena side.</p>
Jeremy / Brett	<b>Parks Board</b>	<p><b>20240715:</b> Willow tree in back corner needs to be taken down before it crashes down. Should do this before winter.</p> <p><b>20240715:</b> Donation box to be put up on outside wall by public washrooms and put sign up in pavilion advising of the donation box.</p> <p>20240819: Mitch Inglis will manufacture a box for us. Put signs up, and give key to Ellen Underwood</p> <p>20240819: Fence topper (heavier gauge) for baseball diamond to be purchased and installed. Stingers are willing to pay half.</p> <p>20240916: Fence topper was ordered – cheaper than quoted \$1945 + tax</p>



		Fence Topper - <b>PUT INTO PARKING LOT</b>
Jeremy/ Warren	<b>General Maintenance – for Summer</b>	<p>20230228:</p> <ol style="list-style-type: none"> <li>1) Brine header – preventive maintenance by 2025. <ul style="list-style-type: none"> <li>○ <b>20230821:</b> Need to let Municipalities know (in November/December) about Brine Header replacement project before their budgets are made.</li> <li>○ <b>20231016:</b> working on a couple of quotes for brine headers.</li> <li>○ <b>20240617:</b> spoke with Ben and his company should have time to repair it. Moving ahead with this.</li> <li>○ <b>2024118:</b> Q1-Q2 should hear whether or not we received grant money <ul style="list-style-type: none"> <li>▪ If we don't receive grant, we need to put it into a budget</li> </ul> </li> </ul> </li> <li>2) Boards around the ice surface need to be replaced.</li> </ol> <p><b>PUT INTO PARKING LOT</b></p>
<b>Adjournment:</b>		<b>Next Meeting - TUESDAY, May 20, 2025 at 7:30pm</b>

# AGENDA of Bluevale Community Committee

Meeting date: May 7, 2025

**Call to order:** A general meeting of the Bluevale Community Committee was held in Bluevale Hall on May 7, 2025. The meeting convened at Bluevale Hall. Chairman: Randy Greenaway, Katie Clark acting as secretary

**Members in attendance:** Randy Greenaway, Kevin Frieburger, Greg Nicholson, Spencer Shaw, Wayne Whalen, Dave Heffer, Diane Warwick, Tyler Hallahan, John Nicolson , Katie Clark, Alex Henderson

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## **Minutes Review:**

## **Financial Update**

Accounts                                      \$66,425.69                                      (May 7, 2025)

*(Check Homecoming minutes for specific funds allocated to BCC )*

Unfinished Business		Action/person in charge
1	<b>Roof</b> -Nothing to report	Randy Greenaway  Emailed to Trevor/Kevin
2	<b>Inspection Report</b> -nothing to report	
3	<b>Ball Park</b> 4 foot extension to the fence at the ballpark diamond. <i>May 24, 2025 - weather permitting will be starting this task</i>	Wayne Whalen Ken Thompson
4	<b>Playground equipment</b> -Nothing to report on this at this meeting  Waiting to be inspected (Mike Alcock)  A few things to be completed -	     - Randy will call

	<p>Swings change the spacing to maybe 2 swings          -hood was loose on the double slide          -some things need to be sanded and repainted          -The surface needs to be expanded around the playground          -Recommended that we rotate it twice a year so that it does not get packed down          -Take swings down for the winter - need bearings again - adjust the length of the chains</p> <p>Sign for closer to the playground listing what to do in an emergency - Randy will forward the signage requirements to Katie          *Proper address</p> <p>-check with other communities and what their signs say - Trevor will let us know what to put on it and where to order from.</p> <p>Need to order swings 2 and chains - ABC recreation Mike          519-754-5365          2 swings - clamps that go around the pipes(2 3/8 size for clamps ) **need to order**</p> <p>*Completion expected in the Spring 2025*</p>	<p>Barry to organize this week about items that need to be fixed</p> <p>Randy          Greenaway/Trevor</p>
5	<p><b>Basketball Nets /Hockey Nets for Rec Pad</b>          If we were to order from gopher.com it would cost over \$5000.00 - which is more than we had accounted for, so Katie did not order them.</p> <p>-Spencer was going to look in to a used set of nets          -Dianne was going to price out basketball nets</p>	<p>Katie Clark</p> <p>Spencer Shaw          Dianne Warwick</p>
6	<p><b>Sponsored Public Skate - Brussels</b>          Need an invoice for these skating times</p>	<p>Bec</p>

New Business		Action/Person in charge
1	<p><b>Hall Rentals</b>          May 3 - Ashley Turney (downstairs)          May 7 - BCC Meeting (downstairs)          May 15 - WOLPA (downstairs)          May 16 Card Players (downstairs)</p>	<p>Katie Clark          -will clean before and after events</p>



**Outstanding Action Items**  
**Open Session**

June 3

Meeting Date	Action Item	Action By	Current Status	Next Step
February 4, 2025	Bolt Municipal Drain Abandonment	Drainage Superintendent	Requestor has submitted a request for improvement under section 78, so that abandonment or enclosure can be done under the report of an engineer.	Report to Council regarding Section 78 request presented at future meeting.
May 20, 2025	Closure and Disposal or Roads and Lanes, Plan 100 Brussels	CAO	Notice published May 30	By-Law to close and sell to be returned to Council on June 17th.



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

### **BY-LAW NO. 29-2025**

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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 June 3, 2025.

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**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 June 3, 2025, 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 on June 3, 2025, 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, June 3, 2025**

**Read a THIRD time and FINALLY PASSED, June 3, 2025**

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Mayor, Jamie Heffer

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Clerk, Trevor Hallam