



MUNICIPALITY OF MORRIS-TURNBERRY

COUNCIL AGENDA

Tuesday, June 17, 2025, 7:30 pm

The Council of the Municipality of Morris-Turnberry will meet in Council Chambers in regular session on June 17, 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 17, 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 June 3, 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 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

6.1.1 Call to Order

6.1.2 Declaration of Pecuniary Interest

6.1.3 Purpose

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

The Committee considered this application on June 3rd and deferred a decision to allow the applicant time to consider alternative sites for the proposed structure requiring a lesser reduction of MDS II setbacks.

This revised application proposes to reduce the MDS II setback from 436m to 284m (34%), and 307m (30%) to two neighbouring residences located to the west, and south-east.

6.1.4 Comments

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

6.1.5 Recommendation

It is recommended that application MV02-2025 be approved with the following conditions:

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

6.1.6 Committee of Adjustment Decision

*Moved by ~
Seconded by ~*

THAT The Committee of Adjustment of the Municipality of Morris-Turnberry, considering the variance to be minor, to maintain the appropriate development of the lands, and to maintain the general intent of the Morris-Turnberry Zoning By-law 45-2014 and the Morris-Turnberry Official Plan, hereby approves application for minor variance MV03-2025, submitted by Matthew Cardiff:

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

~

6.1.7 Close Committee of Adjustment

*Moved by ~
Seconded by ~*

THAT The Committee of Adjustment hereby adjourns their meeting.

~

6.2 CONSENT C37-2024 MICHIE/KIKKERT

A report has been prepared by Huron County Planner Sarah Kurtz in this regard.

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry recommends to Huron County Council that proposed severance C37-2024 be approved, subject to the conditions outlined in the Planner's report.

~

7.0 **STAFF REPORTS**

7.1 FIRE DEPARTMENT

7.1.1 Huron East Fire Update

A report has been prepared by Huron East Fire Chief Glen Ackerman for the information of Council. Mr. Ackerman will be in attendance.

8.0 **BUSINESS**

8.1 BOLT MUNICIPAL DRAIN – S78 REQUEST FOR IMPROVEMENT

A report in this regard has been prepared by Drainage Superintendent Kirk Livingston.

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris Turnberry hereby receives the Notice of Request for Drain Improvement for the Bolt Municipal Drain, as described in the request submitted by Trevor Peel under Section 78(1) of the Drainage Act;

AND FURTHER THAT Council supports proceeding with the drainage works and instructs the Clerk to send the notice required under Section 78(2) of the Drainage Act to the Maitland Valley Conservation Authority, the Ontario Ministry of Agriculture, Food and Agribusiness, and parties who requested the improvement under Section 78(1);

AND FURTHER THAT Streamline Engineering Inc. be appointed to prepare a report for the improvement of the Bolt Municipal Drain effective 30 days after the issuance of the notice to the prescribed parties.

~

8.2 COMMUNITY SAFETY AND WELLBEING PLAN REVIEW

A report in this regard has been prepared by Deputy Clerk Kim Johnston.

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris Turnberry hereby approves the Community Safety and Well Being Plan Review Report as prepared by the Community Safety and Well-Being for Huron Municipal Working Group, in collaboration with the CSWB Oversight Committee.

~

8.3 BLUEVALE COMMUNITY COMMITTEE FEE REQUEST

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 waives the Building Permit Fee for the improvements to the Pioneer Park baseball diamond dugouts as applied for by the Maitland Valley Conservation Authority on behalf of the Bluevale Community Committee.

~

8.4 ELEVATOR LINE EMERGENCY CULVERT REPLACEMENT

A report in this regard has been prepared by Director of Public Works Mike Alcock.

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris Turnberry hereby accepts the quotation of Armtec for the supply and delivery of one 20m long, 1400mm diameter, polymer coated, CSP Culvert, in the amount of \$15,756.00 (excluding HST), and authorizes the Director of Public Works to execute the purchase order and all other required documents.

~

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 – June 10, 2025

10.2 Outstanding Action Items

11.0 **ITEMS FOR A FUTURE AGENDA**

12.0 **BY-LAWS AND AGREEMENTS**

12.1 Stop up and Close Roads and Lanes, Plan 100 Brussels

*Moved by ~
Seconded by ~*

THAT leave be given to introduce By-Law 30-2025, being a by-law to stop up and close a portion of the road allowances known as Lorne Street, Leckie Street, and certain Lanes in Plan 100, Brussels, and that it now be read severally a first, second, and third time, and finally passed.

~

12.2 Sell Portions of Leckie Street, Lorne Street, and Chestnut Street

*Moved by ~
Seconded by ~*

THAT leave be given to introduce By-Law 31-2025, being a by-law to authorize the sale and disposition of lands formerly known as Lorne Street, Leckie Street and Chestnut Street, and that it now be read severally a first, second, and third time, and finally passed.

~

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) (c) regarding a proposed acquisition of land;*
- b) Section 239 (2) (c) regarding a proposed disposition of land;*

~

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 32-2025, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on June 17, 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, July 8, 2025, 7:30 pm
Regular Meeting of Council – Tuesday, July 22, 2025, 7:30 pm



MUNICIPALITY OF MORRIS-TURNBERRY

COUNCIL MINUTES

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.

Council in Attendance

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

Staff in Attendance

Trevor Hallam	CAO/Clerk
Sarah Kurtz	Huron County Planner

Others in Attendance

Peter Wideman	Applicant, Mtu Z01-2025
Wilfred Wideman	
Matt Cardiff	Applicant, Mtu MV03-2025
Janelle Cardiff	
Jeff Cardiff	
Cathy Cardiff	
Rachel Hammermueller	The Wingham Advance Times

1.0 CALL TO ORDER

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

Mayor Heffer noted that Rachel Hammermueller would be recording the meeting for the purpose of writing articles.

2.0 ADOPTION OF AGENDA

Motion 115-2025

*Moved by Kevin Freiburger
Seconded by Sharen Zinn*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the agenda for the meeting of June 3, 2025, as circulated.

Carried.

3.0 DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST

None.

4.0 **MINUTES**

Motion 116-2025

Moved by Jodi Snell
Seconded by Jamie McCallum

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the May 20, 2025, Council Meeting Minutes as written.

Carried.

5.0 **ACCOUNTS**

Motion 117-2025

Moved by Sharen Zinn
Seconded by Kevin Freiburger

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**

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

Z01-2025 Zoning By-Law Amendment

Motion 118-2025

Moved by Jamie McCallum
Seconded by Jodi Snell

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.

Carried.

PUBLIC MEETING – ZONING BY-LAW AMENDMENT

- 6.1.1 Call to Order
- Mayor Heffer called the meeting to order at 7:32 pm.
- 6.1.2 Declaration of Pecuniary Interest
- None.
- 6.1.3 Requirement
- This Public Meeting was 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)
- Council was provided 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

Ms. Kurtz presented a report to Council.

2. Council's Questions and/or Comments

Councillor Snell asked for clarification regarding the comments from MVCA. Ms. Kurtz explained that they provided a standard recommendation to mitigate risks to groundwater in the area, but had no concerns with the application.

3. Applicant and/or Agent Comments

None.

4. Others

None.

6.1.7 Recommendation of the Huron County Planner

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

6.1.8 Close public meeting

Motion 119-2025

*Moved by Sharen Zinn
Seconded by Jodi Snell*

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.

Carried.

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

Motion 120-2025

*Moved by Jamie McCallum
Seconded by Sharen Zinn*

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.

Carried.

6.1.10 Effect of Public and Agency Comments

No public comments were received on this application so there was no effect on the decision. Agency comments were received on the issue of reducing risk to groundwater but had no effect on the decision.

6.2 COMMITTEE OF ADJUSTMENT

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

Motion 121-2025

*Moved by Jamie McCallum
Seconded by Jodi Snell*

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.

Carried.

COMMITTEE OF ADJUSTMENT MEETING

6.2.1 Call to Order

Mayor Heffer called the meeting to order at 7:39 pm.

6.2.2 Declaration of Pecuniary Interest

None.

6.2.3 Purpose

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

This application proposed 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

Ms. Kurtz presented a report.

2. Council's Questions and/or Comments

Councillor Zinn, asked the applicants why they were reluctant to locate the barn further back. The applicants explained that there are barriers with regard to construction costs due to the grade and elevation changes elsewhere on the property, biosecurity issues related to the stream on the property and the poultry operation to the north. They explained that the intended use is a new type of production for layers and breeders, and will be one of four facilities in Ontario providing eggs for the production of human flu vaccines.

3. Applicant and/or Agent

The applicants noted that Ms. Kurtz has been helpful through the application process and they understand the reason for her recommendation. They went on to explain reasons not yet mentioned for requesting that the barn be sited as per the application, including that they operate in conjunction with the farm across the road, keeping the barn to the front of the property is less disruptive to the workable area on the rest of the p[roperty, and servicing will be easier and less expensive. They went on to describe design features that will mitigate some of the impacts of odor on neighbouring properties, including a tunnel venting system that exhausts at the rear of the barn and farthest from the house across the road, the use of air exchangers to reduce humidity and air quality in the barn thereby reducing odor, and that the manure will be stored in an enclosed environment, further reducing odor impacts.

Jeff Cardiff father of the applicant and owner of the house across the road, noted that their family had been farming there for over a hundred years and intends to continue doing so.

Mayor Heffer asked Ms. Kurtz what would be allowable as a reduction. She explained that 15% is considered minor, but she believes that Council has approved a 35% reduction in the past.

Councilors McCallum and Zinn asked for clarification on how far the barn would have to move to meet the MDS setbacks, and if there could be a further site visit to explore the possibility of moving the barn. for sarah, how many feet back would they need to be back , showed on the map.

4. Others

None.

6.2.5 Recommendation

It was recommended that application MV03-2025 be denied.

6.2.6 Committee of Adjustment Decision

Councillor McCallum suggested that if the applicants were agreeable a deferral would be appropriate, to allow the opportunity to explore alternative locations for the barn.

Councillors Zinn, Snell and Freiburger were supportive of the proposed use and would like to see this operation in Morris-Turnberry, but agreed that a deferral would be appropriate to allow for an amended proposal. Councillor Snell raised concerns about the setting a precedent for such a large reduction in MDS II requirements.

Motion 122-2025

*Moved by Jamie McCallum
Seconded by Kevin Freiburger*

THAT The Committee of Adjustment hereby defers a decision on application MV03-2025.

Carried.

6.2.7 Close Committee of Adjustment

Motion 123-2025

*Moved by Jamie McCallum
Seconded by Kevin Freiburger*

THAT The Committee of Adjustment hereby adjourns their meeting.

Carried.

7.0 **STAFF REPORTS**

7.1 PLANNING

7.1.1 Bill 17 Proposed Changes

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

7.2 TREASURER

7.2.1 Energy Consumption and Greenhouse Gas Emission Report

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

8.0 **BUSINESS**

8.1 BLUEVALE HALL ROOF REPLACEMENT RFP

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

Motion 124-2025

*Moved by Jamie McCallum
Seconded by Sharen Zinn*

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.

Carried.

9.0 **COUNCIL REPORTS**

Kevin Freiburger

None.

Jamie McCallum

Councillor McCallum noted that the last Belmore Arena Board meeting conflicted with the last meeting of Council, and that an update would be provided following the next meeting.

Sharen Zinn

None.

Jodi Snell

None.

Jamie Heffer

None.

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**

None.

12.0 **BY-LAWS AND AGREEMENTS**

None.

13.0 **CLOSED SESSION**

- 13.1 Enter closed session.

Motion 125-2025

*Moved by Kevin Freiburger
Seconded by Jamie McCallum*

THAT the Council of the Municipality of Morris-Turnberry enter a closed session at 8:06 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.*

Carried.

- 13.2 Return to open session.

Motion 126-2025

*Moved by Sharen Zinn
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris-Turnberry rise from a closed session at 8:32 p.m.

Carried.

13.3 Report and Action from Closed Session.

Council considered a request for a farm tax incentive rebate, and received correspondence related to an issue of potential litigation regarding the transfer of land and provided direction to staff.

Motion 127-2025

*Moved by Kevin Freiburger
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris-Turnberry hereby approves a farm tax incentive rebate in the amount of \$ 4,637.61 for 2024 for the property owned by Abram Martens at 90020 Gilmour Line.

Carried.

Motion 128-2025

*Moved by Kevin Freiburger
Seconded by Jamie McCallum*

THAT the Council of the Municipality of Morris-Turnberry hereby accepts the transfer of Parts 3 and 4 of 22r7045, and authorizes the CAO/Clerk to execute all documents required for that purpose.

Carried.

14.0 **CONFIRMING BY-LAW**

Motion 129-2025

*Moved by Jamie McCallum
Seconded by Jodi Snell*

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.

Carried.

15.0 **ADJOURNMENT**

Motion 130-2025

*Moved by Sharen Zinn
Seconded by Kevin Freiburger*

THAT the Council of the Municipality of Morris-Turnberry does now adjourn at 8:34 pm.

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NEXT MEETINGS:

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

Mayor, Jamie Heffer

Clerk, Trevor Hallam

Municipality of Morris-Turnberry
Account List for

June 17 2025

General

Hydro One	Morris Office	349.26	
Enbridge	Morris Office	2.23	
Tuckersmith Communications	Office Internet	180.80	
Orkin Canada	Office & Hall Pest Control	202.25	
MicroAge Basics	Office Supplies & IT Support	1,098.59	
North Huron Publishing Company Inc	Road Closure Notice	239.84	
Donnelly Murphy	Legal	678.00	
CIBC VISA	Coffee Supplies	905.41	
	Online Council Meetings	24.28	
	First Aid & CPR Training	205.00	
	Planning Fees	60.61	
	Water	66.22	
	Marriage Licences	480.00	
	OMTRA Conference Hotel Room	277.17	
	OMTRA Conference Registrations	<u>1,124.35</u>	3,143.04
Wingham & District Hospital Foundation	2025 Professional Recruitment		5,184.00
Town of Goderich	Community Safety & Wellbeing Plan		462.50
Township of North Huron	2025 Q2 Recreation Support		20,380.25
Margaret Speer	Wedding Solemnizations x2		600.00
Randy Scott	Livestock Evaluation		177.65
Property Owner	Livestock Claim		1,981.35
Bluevale Community Committee	May Hall Rentals		570.00
County of Huron	2025 Q2 Levy		799,395.00
Avon-Maitland District School Board	2025 Q2 Education Levy		267,923.10
Huron-Perth Separate School Board	2025 Q2 Education Levy		42,077.80

Payroll

June 4 2025	Payroll	26,929.01	
	Expenses	789.58	
Council Pay	Payroll - May	4,256.97	
	Receiver General	<u>472.31</u>	

General Total 1,177,093.53

Building Department

Foxton Fuels	Fuel	143.15	
CIBC VISA	Fuel	131.80	

Payroll

June 4 2025	Payroll	6,016.35	
	Expenses	<u>93.20</u>	

Building Total 6,384.50

Property Standards

Property Standards Total -

Drainage

Chad Cook Electric	Hopper Pump Repair	711.90	
John McKercher Construction Ltd.	Sellers Municipal Drain & Ellison Municipal Drain	3,700.89	
JC Millwrights Inc.	Thompson Lamont Deyell MD Holdback	<u>1,931.61</u>	

Drainage Total 6,344.40

Parks & Cemeteries

Hydro One	Kinsmen Park	33.42	
McDonalds Home Hardware	Garbage Bags	<u>32.76</u>	

Parks & Cemeteries Total 66.18

Belgrave Water

Hydro One	Belgrave Water	1,334.89
Hay Communications	Belgrave Water	22.60
Pannabecker Holdings Inc.	Haul Waste Water	960.50
Veolia Water	May Operations	7,749.43

Water Total 10,067.42

Landfill

Hydro One	Morris Landfill	70.18
PE Inglis Holdings Inc.	Portable Unit Service	135.60
John McKercher Construction Ltd.	Morris Landfill	3,604.70
Goderich Print Shop	Landfill Weigh Slips	565.00
Bluewater Recycling Association	Curbside Pickup - June	8,198.27
BM Ross & Associates	Turnberry Landfill	6,549.13
SGS Canada Inc.	Turnberry Landfill	1,962.82

Landfill Total 21,085.70

Roads

Hydro One	Streetlights	1,250.78
Hydro One	Morris Shop	523.89
Hydro One	Turnberry Shop	251.10
HuronTel	Turnberry Internet	66.56
Steffens Auto Supply	Shop Supplies	50.13
McDonald Home Hardware	Shop Supplies	140.97
Hodgins Building Centre	Shop Supplies	513.45
Radar Auto Parts	Shop Supplies	61.71
Comco Fasteners Inc.	Shop Supplies	374.27
Schmidt's Power Equipment	Trimmer Supplies	90.84
CIBC VISA	Impact Drill & Batteries	338.98
	Road School - Hotel Room	1,339.74
	Leadership Program Registration	1,949.25
	Courier	<u>74.50</u>
		3,702.47
Foxton Fuels	Fuel	11,477.16
Maitland Welding & Machining	Part for 19-07 F550	271.20
Newton Loggers	Grinding Stumps	2,034.00
Wesley Riley Contracting Company	Gravel	86,362.76
Lavis Contracting Co. Ltd.	Gravel Testing	542.40
Pollard Distribution Inc.	Dust Control	57,081.35
JA Porter Holdings Ltd	Catchbasin Stock	1,811.39
North Huron Publishing Company Inc	Pesticide Notice	514.12

Payroll

June 4 2025	Payroll	35,091.92
	Expenses	146.79

Roads Total 202,359.26

Account Total 1,423,400.99

Approved By Council:

June 17 2025

Mayor - Jamie Heffer

Treasurer- Sean Brophy

To: Municipality of Morris-Turnberry
From: Sarah Kurtz, Planner
Date: June 12, 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

RECOMMENDATION

It is recommended that Application MV03/25 be **approved** subject to the following conditions:

1. The barn be constructed within the footprint shown in the sketch provided by the applicant;
2. The variance approval is valid for a period of 18 months from the date of the Committee's decision.

BACKGROUND

Application MV03/2025 was recommended for denial by Planning staff and deferred by the Committee of Adjustment at the June 3, 2025 meeting. The Committee directed Planning staff to discuss an alternative location for the proposed barn with the applicant.

On June 5, 2025, Planning staff conducted a site visit with the applicant to discuss an alternative location for the proposed barn that would allow for an increased Minimum Distance Separation (MDS) II setback from neighbouring dwellings, while also considering the property's constraints. Following this visit, the applicant revised the barn location, resulting in an updated MDS II reduction as outlined in Tables 1 and 2 below and illustrated in Figure 1 on the following page.

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 MDS II setback for a poultry barn from 436m to 284m and 307m to two neighbouring residences.

Table 1. MDS II reductions as originally applied for.

Neighbouring Residence	Setback Required	Proposed Setback	Reduction
42378 Cardiff Rd	436m (1430ft)	388m (1273ft)	48 (157ft) (11%)
42449 Cardiff Rd	436m (1430ft)	171m (561ft)	265m (869ft) (60%)
42529 Cardiff Rd	436m (1430ft)	332m (1089ft)	104m (341ft) (23%)

Table 2. Revised MDS II reductions currently applied for.

Neighbouring Residence	Setback Required	Proposed Setback	Reduction
42378 Cardiff Rd	436m (1430ft)	284m (932ft)	152m(499ft) (34%)
42449 Cardiff Rd	436m (1430ft)	307m (1007ft)	743m(2438ft) (30%)

Figure 1: Revised MDS II Buffer map of Subject Property - 2020 Air photo of subject property showing the approximate size and location of the proposed poultry barn with the MDS II buffer and distances to neighbouring residences.

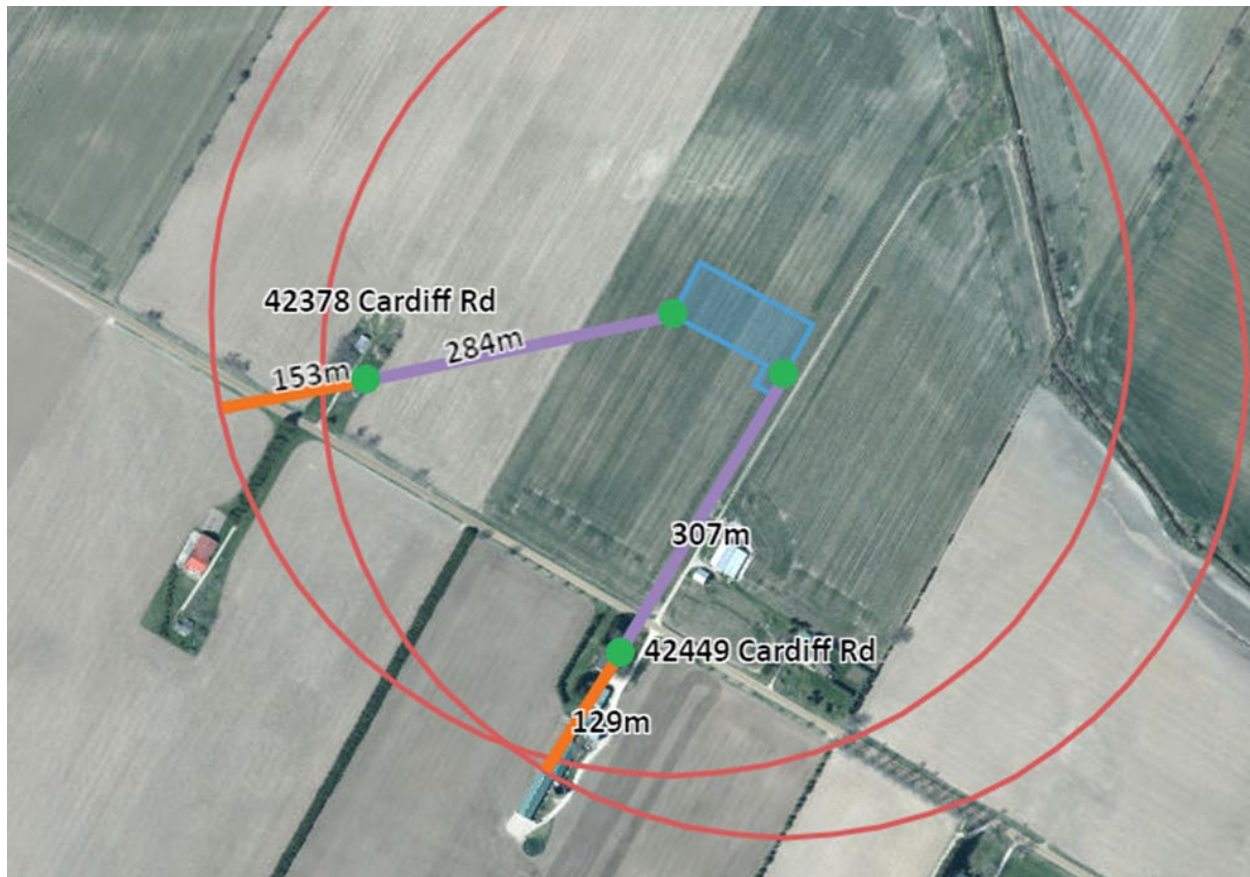


Figure 2: Site Visit Photo of Subject Property looking east on Cardiff Road.



REVIEW

The subject property is 100 acres in size and has frontage onto Cardiff Road. The 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.

The purpose of MDS is to reduce land use conflict related to odour complaints; it does this by establishing distances between differing land uses (e.g. livestock facilities and neighbouring residences).

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.

Planning staff met on-site with the applicant to assess options for relocating the proposed barn. Following these discussions, the applicant now proposes to reorient the barn to an east-west alignment and shift it further to the rear of the property, with the intent to increase the setback from neighbouring residences. This orientation would place the manure storage to the rear of the barn, furthest away from existing dwellings.

The applicant has submitted a letter of justification, included as an appendix to this report, outlining the rationale for the revised location and explaining why alternative locations outside the MDS II buffer are not viable. The letter also addresses odour mitigation strategies, as the barn

remains within the required separation distance. Planning staff have reviewed physical factors such as grading and biosecurity, along with design elements including tunnel ventilation and air-to-air heat exchangers and are satisfied that the proposed location is appropriate given these considerations.

The revised barn location reduces the requested MDS variances from three impacted dwellings to two. The one dwelling no longer impacted was the only one not owned by a shareholder of the farm operation, while the remaining impacted dwellings are occupied by the applicant and family members who hold shares in the farm operation. While MDS Guideline #15 requires that setbacks be applied regardless of ownership, it is reasonable to assume that those residing in these impacted dwellings will understand agriculture and the impacts of abutting livestock operations.

Considering the above, the requested variance is considered to have a low potential for land use conflict and as such maintains the intent of the Official Plan and Zoning Bylaw, is appropriate and minor in nature.

COMMENTS RECEIVED

At the time of writing this report, no concerns have been received from Municipal staff regarding this application. The report was not formally recirculated as the revised barn location is considered to have a reduced impact on the originally affected residences and does not introduce new dwellings within the MDS II buffer. The neighbour who had previously inquired about the application was notified of the updated proposal and recommendation.

CONCLUSION

It is recommended that Application MV03/25 be **approved**, subject to the following conditions:

1. The barn be constructed within the footprint shown in the sketch provided by the applicant;
2. The variance approval is valid for a period of 18 months from the date of the Committee's decision.

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,



Sarah Kurtz
Planner

Date of Site Inspection: May 27, 2025 and June 5, 2025

Appendix – Letter of Justification submitted by applicant

Minor Variance Resubmission

To: Sarah Kurtz

From: Matt Cardiff on behalf of Jeff, Cathy & Janelle Cardiff- Cardiff Farms Incorporated

Subject: 42450 Cardiff Road Minor Variance Resubmission

Date: June 9, 2025

Dear Sarah,

Thank you again for your time and support throughout the minor variance process. Please find below a summary of our rationale for pursuing the revised barn location.

Proposed Location & Revised Setbacks

Following our site meeting and further measurements by our contractors, we have identified a suitable alternate barn location that reduces both the number of variances required, and the requested reduction distance for the two remaining residences. The updated site sketch is attached and reflects the following:

- The barn is now located west of the current farm lane, and oriented on an east-west axis
- MDS II setback variance for residence at 42459 Cardiff Rd no longer required. This was also the only residence not owned by our family.
- MDS II Setback distance from 42449 Cardiff Rd to the livestock-occupied portion of the barn will be 307m, a reduction of 129m (30%).
- MDS II Setback distance from 42378 Cardiff Rd to the southwest corner of the barn will be 284m, a reduction of 152m (34%).
- This revised location provides a suitable alternative for grading, setbacks, servicing, and logistics.

Justification for Revised Location

- The overall design of the barn does not change from the previous submission and will still employ the technologies discussed:
 - air-to-air heat exchangers for better internal air quality and lower litter moisture content (limits the potential for production of ammonia).
 - the exhausted air from the barn will exit to the WNW, but prevailing winds will still carry any odour away from surrounding residences.

- The manure storage building will remain fully enclosed with minimal air circulation, save for removal for nutrient application, which will only occur after wheat harvest annually. It will also be placed at the rear of the facility, furthest away from both residences.
- It is planned that the barn will typically have a flock placed from October to the following June only, avoiding the majority of the hot humid weather.
- Both residences at 42449 and 42450 have central air conditioning to reduce the impact of potential odours.
- The site is positioned at a relatively level section of the parcel, which avoids extra excavation, fill, or site alteration.
- Alternate locations would require significant grading or cut-and-fill work, increasing both material and time.
- The selected location is as close as we are comfortable to the Lamont municipal drain, to reduce the potential for the transmission of diseases like Avian Influenza from migratory birds. We also want to preserve as much distance from the existing poultry facility on the neighbouring property to the Northwest.
- Contractors have confirmed that the revised location is workable from a construction and drainage perspective. To increase the setback distance any further would place the barn at the bottom of a depression which presents multiple challenges for the site as well as the systematic tile drainage of the surrounding farm.
- A slight reduction in grading costs will help offset some of the anticipated increase of lane and servicing costs.

We trust that this revised proposal addresses council's concerns expressed at the June 3rd meeting, and comes in at or below a variance level that they feel comfortable with. We have made our best effort to find a reasonable compromise between the MDS regulations and our initial proposal. While we are disappointed that we are unable to proceed with our optimal barn location, we believe the adjustments made—along with the mitigation measures previously outlined—will significantly reduce any future potential impact to our own neighbouring residences.

Please let us know if any further information is needed in the meantime.

Sincerely,
Matt Cardiff
Cardiff Farms Incorporated



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: June 10, 2025

Re: Consent Application C37-2024 Michie for Kikkert

Legal Description: Plan 432, Park Lot 6, Part Park Lot 7

Municipal Address: 702 Josephine Street North

Owner: Stan and Jane Kikkert for 2860676 ONTARIO INC.

Applicant: Nancy Michie

RECOMMENDATION

It is recommended that Application C37-2024 be **approved**, subject to the attached recommended conditions.

BACKGROUND

Application C37-2024 was recommended for denial by Planning staff and was deferred at the August 13, 2024, Council meeting. Council directed Planning staff to discuss alternative proposals with the applicant.

The original purpose of the application was to have commercial and residential uses on both the proposed severed and retained lands. The proposed vacant land to be severed was approximately 4127 square meters (1.02 acres) in size with the intent of use being for an office and residence. The proposed land to be retained was approximately 2096 square meters (0.52 acres) in size, consisting of an existing storage building with a residential unit on the second floor and a portion of the ground floor.

As a result of discussions with Planning and Municipal staff, the applicant has updated the proposal and the Planning Justification Report prepared by Ron Davidson was not updated and is considered to be withdrawn. The updated purpose of the application is to create a commercial lot of 4127 square meters (1 acre) in size for a commercial storage building with no residential use on the severed portion. The land to be retained is approximately 2096 square meters (0.52 acres) in size and will allow for the existing storage building (commercial use) and a residential unit on the second floor and a portion of the ground floor.

Property History

The municipal property file contains documentation from 2001 which outlines that the property was previously used for oil distribution, engine repair, plastic manufacturing, and as a depot for garbage trucks and receptacles. When a property changes to a more sensitive use (eg. industrial to residential), a regulation of the Environmental Protection Act, R.S.O. 1990, known as Ontario Regulation 153/04, requires a Record of Site Condition. The applicant is currently completing a Record of Site Condition in

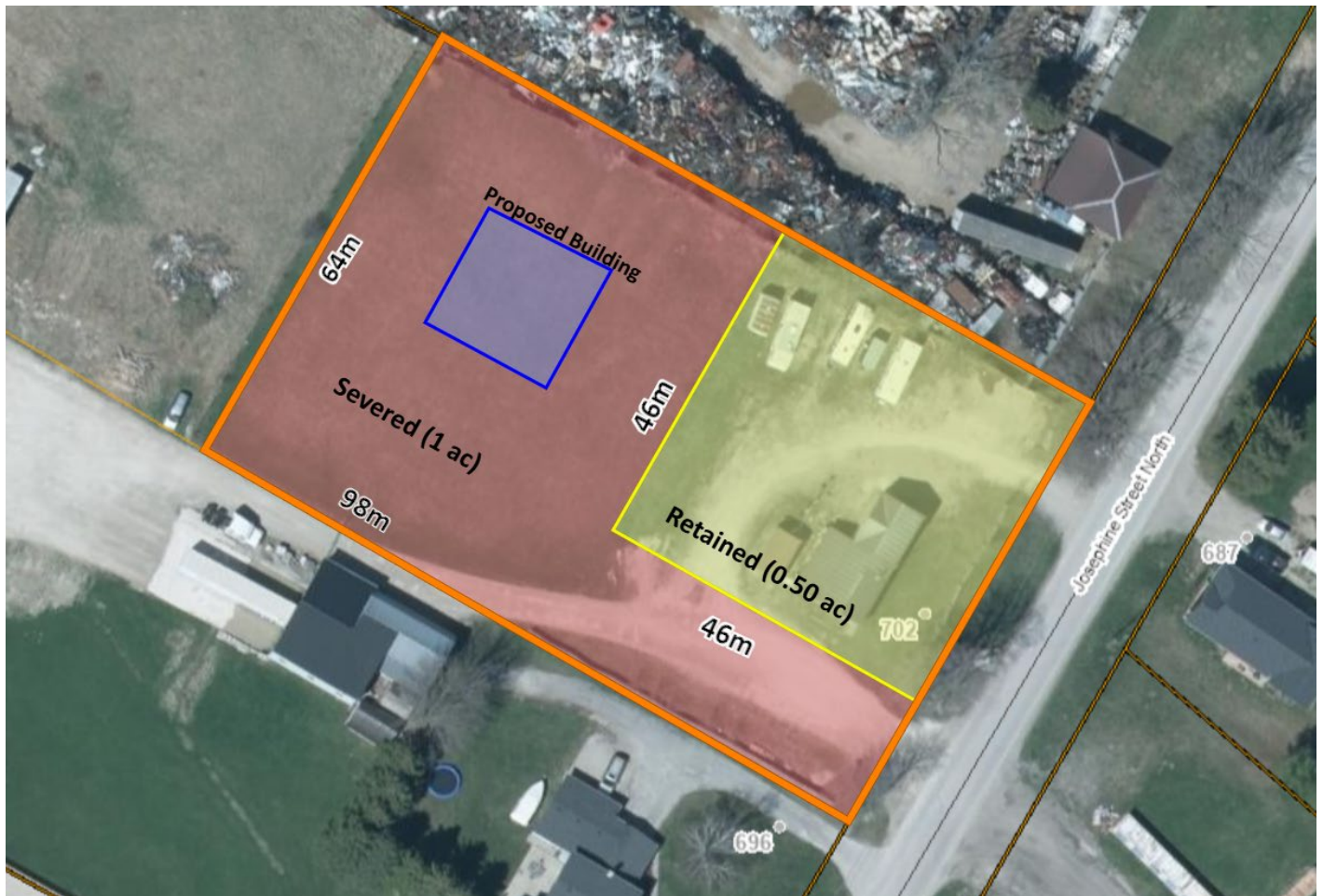
order to obtain a building permit to legalize the residential use on the retained lot and to recognize the industrial history of the property.

Additionally, the property has served as the main access for a neighboring trucking business for over 20 years, but it does not appear that a registered right-of-way or easement exists for this access. The applicant has indicated that the laneway remains to be shared. At the time of development of the retained parcel, a site plan will be required to demonstrate how the site design will allow for proper functioning of the proposed buildings, septic and parking areas with the shared driveway.

Criteria	Meets Criteria
Is consistent with the Provincial Policy Statement (Section 3(5) Planning Act);	yes
Does not require a plan of subdivision for the proper and orderly development of the municipality (Section 53(1) Planning Act);	yes
Conforms to the Planning Act;	yes
Conforms to the Huron County Official Plan	yes
Conforms to the Morris-Turnberry Official Plan,	yes
Complies with the Morris-Turnberry Zoning By-law (or will comply subject to a standard condition of rezoning or minor variance); and	yes
Has no unresolved objections/concerns raised (to date) from agencies or the public.	yes

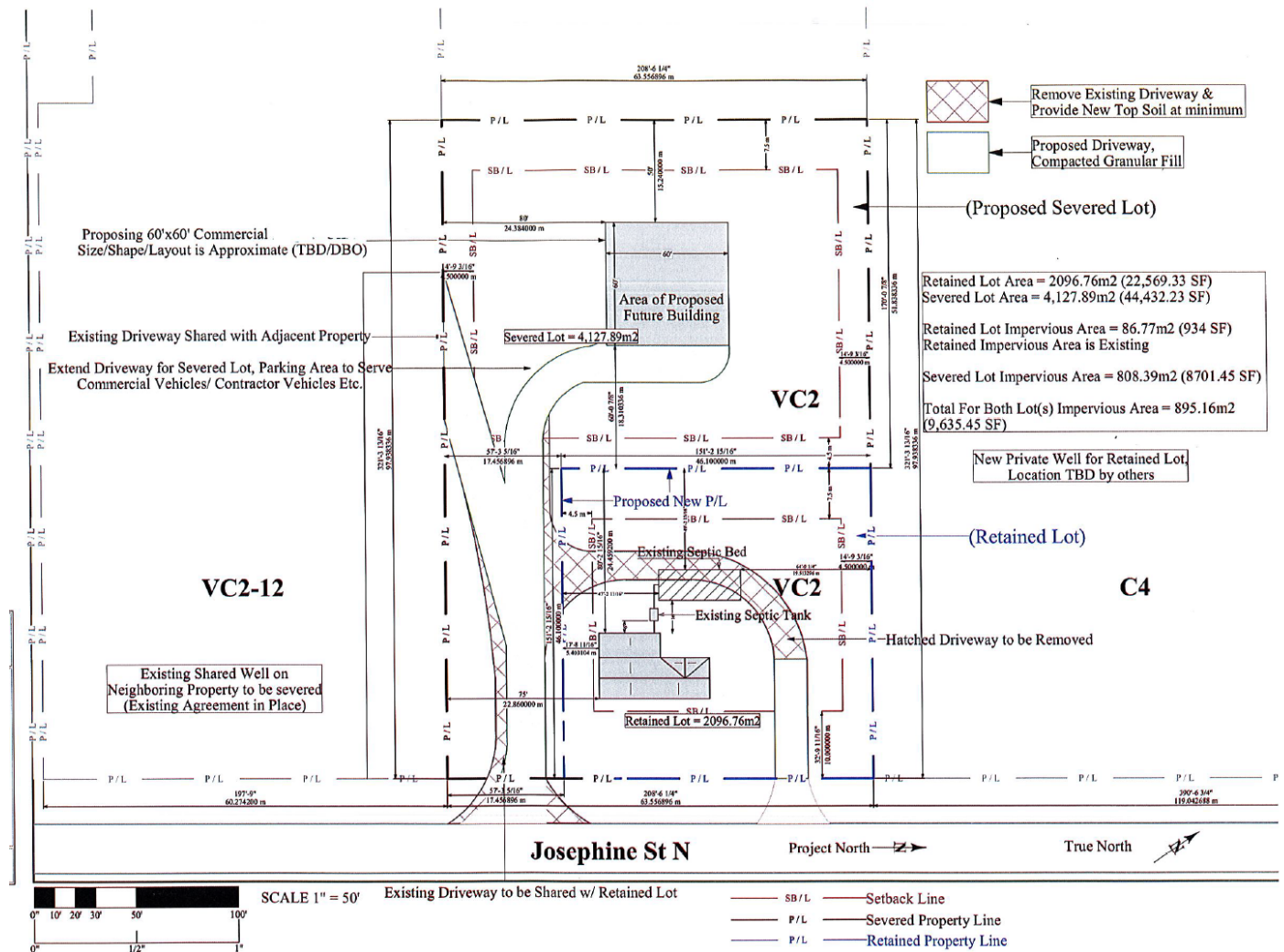
Applications that are unable to meet the above criteria are considered disputed and are referred to County Council for a decision.

Figure 1: Updated Aerial Image with proposed severed parcel shown in red and retained parcel shown in yellow.



The severed parcel is currently vacant and features a shared driveway serving a neighboring truck business. The updated development plan for the severed land includes constructing a commercial storage shop. The retained parcel includes an existing building with an illegally established accessory residential unit on the upper storey and a portion of the ground floor.

Figure 2. Updated Conceptual Site Concept prepared by Shultz Design and Drafting



The conceptual site plan has been updated to reflect the updated proposal and has eliminated the proposed dwelling from the severed parcel. The reduced lot frontage of the severed parcel will need to be recognized in the subsequent rezoning application.

REVIEW

The subject property is located at 702 Josephine Street N in the Municipality of Morris-Turnberry. The property is zoned VC2 (Village Commercial- Highway) in the Morris-Turnberry Zoning By-law and is designated Commercial in the Morris-Turnberry Official Plan.

Provincial Planning Statement, 2024 (PPS 2024)

The Provincial Planning Statement, 2024 (PPS 2024) sets the direction for land use planning in Ontario, with a focus on supporting housing supply, facilitating efficient development, and optimizing the use of existing infrastructure and services. PPS 2024 emphasizes a more flexible and enabling approach to planning, particularly in addressing the housing crisis and supporting context-appropriate intensification.

Section 2.1 of the PPS 2024 encourages the use of underutilized lands within settlement areas to accommodate a range and mix of housing options, including infill and redevelopment. The subject property, located within the settlement area and in proximity to existing industrial and residential uses, presents an opportunity to provide limited housing, in a location near few existing homes and services.

Given the policy shift toward enabling housing and efficient land use, the proposed severance is consistent with the PPS 2024 and contributes to the overall goal of building compact, complete, and resilient communities.

Huron County & Morris-Turnberry Official Plan

The Huron County Official Plan acknowledges the challenges of maintaining a strong employment base while also addressing housing affordability and availability, particularly in rural and small urban centres (Section 7). It encourages mixed-use development, the redevelopment of underutilized or brownfield lands, and the integration of residential uses in appropriate commercial contexts, provided compatibility and servicing considerations are addressed (Section 7.3.6).

The Morris-Turnberry Official Plan similarly encourages development within settlement areas and intensification of underutilized properties while also supporting the adaptive reuse of commercial properties where municipal servicing is not available (Section 6.2 and 6.3).

The proposed severance aligns with these objectives by creating commercial properties which repurpose underutilized land and provide a buffer or transition between heavier industrial uses and nearby residential areas.

The application is generally consistent with the intent of both the Huron County and Morris-Turnberry Official Plans by promoting commercial opportunities, adaptive reuse, and providing a transition between existing industrial/commercial and residential land uses.

Servicing Compliance

The subject lands are privately serviced and located within a settlement area. A Hydrogeological Nitrate Impact Assessment was completed by Geoff Rether of Wilson and Associates to assess servicing feasibility and ensure compliance with provincial and local policy. The study supports the proposal, subject to a series of functional limitations that ensure compliance with nitrate loading thresholds. The updated nitrate study reflects a revised development concept whereby the severed parcel will contain no residential use, and the retained parcel may contain a single residence accessory to a limited commercial use (e.g., an office or storage use). The study confirms that future commercial intensification will be restricted, as the site cannot support additional sewage generation beyond the scope already evaluated. This limitation will be enforced through a re-zoning, required as a condition to the consent application.

Change of Use

In Ontario, when the use of a property changes to a more sensitive land use (eg. industrial to residential), a Record of Site Condition is required. The property file for the subject lands includes documentation that the lands were previously used for industrial type uses. There is no evidence that a

Record of Site Condition was obtained from the Ministry of Environment prior to the establishment of the existing dwelling unit on the proposed retained parcel. A Record of Site Condition is required and the applicant is working towards this requirement.

Conclusion

The revised application involves the creation of a lot to be used for exclusively commercial purposes and retaining a lot with a commercial use and single, accessory residential unit. The revised concept introduces an approach that could support a transition between industrial and residential uses in this area. The updated nitrate study supports limited development, with one lot accommodating a small residential unit accessory to a commercial use (e.g., an office or storage use), and the second lot limited to non-serviced commercial use, such as a contractor's yard with no plumbing or sewage generation.

Staff support the revised application and recommend application C37-2024 be approved, subject to the attached recommended conditions.

Sincerely,

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

Sarah Kurtz
Planner

RECOMMENDED CONDITIONS

Expiry Period

1. Conditions imposed must be met within two years of the date of notice of decision, as required by Section 53(41) of the Planning Act, RSO 1990, as amended. If conditions are not fulfilled as prescribed within two years, the application shall be deemed to be refused. Provided the conditions are fulfilled within two years, the application is valid for three years from the date of notice of decision.

Municipal Requirements

2. All municipal requirements, financial or otherwise, be met to the satisfaction of the Municipality (for example: servicing connections, cash-in-lieu of park dedication, property maintenance, compliance with zoning by-law provisions for structures).
3. The subject parcel be numbered and addressed for 911 purposes to the satisfaction of the Municipality.
4. The applicant must enter into a site plan agreement with the Municipality addressing issues arising from development of the lot, including but not limited to lot grading and drainage, stormwater management, lighting standards, provisions of services, privacy fencing or plantings as required, location and footprint of buildings, placement of driveway and parking spaces.
5. Applicant to provide confirmation from a licensed contractor that the existing septic tank located on the retained parcel has been pumped and is functioning properly.

Survey/Reference Plan

6. Provide to the satisfaction of the County and the Municipality:
 - a. a survey showing the lot lines of the severed parcel and the location of any buildings thereon, and
 - b. a reference plan based on the approved survey.

Zoning

7. Where a violation of any municipal zoning by-law is evident, the appropriate minor variance or rezoning be obtained to the satisfaction of the Municipality.
8. That both the severed and retained lands be re-zoned to the appropriate VC2-Special Provisions to restrict the type of future commercial septic effluent, and to address any other zoning requirements including but not limited to reduced lot frontage for the severed lot.

Note:

As per Ontario Regulation 153/04, a Record of Site Condition is required for the existing dwelling unit on the severed parcel. A holding zone will be applied at the time of the required re-zoning if it has not yet been submitted to the Municipality.

Huron East Fire Department

To: Mayor Heffer and Members of Council

From: Glen Ackerman, Huron East Fire Chief

Date: May 13, 2024

Subject: Fire Department Activity Report

Background:

The following information is to provide council with a brief update on Fire Department activities for the first 4 months of 2025.

2025 Fire Statistics (Jan-Apr)

Below is a summary of the 1st 4mth incident responses.

	Brussels		Grey		Seaforth	
	2024	2025	2024	2025	2024	2025
Fire	0	1	0	0	2	0
No Loss Outdoor Fire	0	1	0	1	0	1
Alarm System – Malfunction	0	0	0	0	1	0
Alarm System – Accidental	2	2	2	0	8	5
Carbon Monoxide	0	0	0	0	0	1
Motor Vehicle Collison/Extrication	0	2	6	3	4	0
Medical	7	9	4	0	1	2
Mutual Aid	1	1	0	1	3	0
Burn Compliant	0	1	1	0	1	0
Other (Spill, Call Cancelled, Hydro Lines)	0	0	1	1	2	5
Sub-Total	10	17	14	6	22	14
	70%		-57%		-36%	

Total 2024	46
Total 2025	37
	-20%

Training

Huron East training program has received approval from the OFM, testing for Firefighter Level 1 certification will be held on August 16 & 17 at the Seaforth station.

Preparing 38 Firefighter for testing.

Training for Firefighter Level 2 will begin in September targeting completion in March 2026

Equipment

- New air monitor Seaforth 3-4 gas and docking calibration station
- PPE – Helmets, Glove, Boots
- Medical equipment Seaforth
- Hand tools
- Radio's ordered

Emergency Management

Huron East participated in the County-Wide Emergency Exercise as well as a train Derailment exercise May 15

Fire Inspections:

Inspections: Goderich Street, Seaforth

London road – repetitive burn complaint

Fire Chief Priorities

- SOG & SOP need updated (direction of department)
- Succession plan (officer development)
- Inspections (Fire prevention / Public education)
- Inventory of equipment at each station (cost)
- Fire safety plan municipal buildings
- Fire Service Review
- Overall administration strengthening

Communication:

Updates have been made to the burn regulation on the municipal website.

Signatures:

Glen Ackerman, Fire Chief

Brad McRoberts, MPA, P. Eng., CAO

MUNICIPALITY OF MORRIS-TURNBERRY

REPORT TO COUNCIL

TO: Mayor Heffer and Council
PREPARED BY: Kirk Livingston, Drainage Superintendent
DATE: June 2, 2025
SUBJECT: Bolt Municipal Drain

RECOMMENDATION

THAT the Council of the Municipality of Morris Turnberry hereby receives the Notice of Request for Drain Improvement for the Bolt Municipal Drain, as described in the request submitted by Trevor Peel under Section 78(1) of the Drainage Act;

AND FURTHER THAT Council supports proceeding with the drainage works and instructs the Clerk to send the notice required under Section 78(2) of the Drainage Act to the Maitland Valley Conservation Authority, the Ontario Ministry of Agriculture, Food and Agribusiness, and parties who requested the improvement under Section 78(1);

AND FURTHER THAT Streamline Engineering Inc. be appointed to prepare a report for the improvement of the Bolt Municipal Drain effective 30 days after the issuance of the notice to the prescribed parties.

Moved by
Seconded by

BACKGROUND

The existing Bolt Municipal Drain was constructed under a report by Fred Edgar in 1948. It received repairs and improvements in 1971, 1975 and 1983. It consists of an open channel which outlets into the Maitland River and receives water from a North Branch, South Branch and approximately 6,500 feet of closed tile. A Notice of Request for Drain Improvement was received on May 23, 2025. The request submitted is for a new closed tile drain to be installed and to fill in the existing open portion of the drain on the Peel property. The requested new closed tile will run from Concession 3, Lot 5 to Concession 3, Lot 6 and crossing Kieffer Line.

In accordance with Section 78 of the Drainage Act, Council must render a decision regarding the course of action to take.

COMMENTS

Should Council decide to accept the Notice of Request, notice would be sent as per Section 78(2) of the Drainage Act to the secretary-treasurer of each conservation authority that has jurisdiction over any of the lands that would be affected, as well as the Ontario Ministry of Agriculture, Food and Agribusiness (OMAFRA), any parties who requested the improvement, and the Clerk of any other municipality that may be affected, if any.

Should Council decide not to accept the Notice of Request, notice of the decision would be sent to the parties who requested the improvement

Section 78 of the Drainage Act reads:

Improving, upon examination and report of engineer

78(1) If a drainage works has been constructed under a by-law passed under this Act or any predecessor of this Act, and the council of the municipality that is responsible for maintaining and repairing the drainage works considers it appropriate to undertake one or more of the projects listed in subsection (1.1) for the better use, maintenance or repair of the drainage works or of lands or roads, the municipality may undertake and complete the project in accordance with the report of an engineer appointed by it and without the petition required by section 4.

Projects

78(1.1) The projects referred to in subsection (1) are:

1. **Changing the course of the drainage works.**
2. Making a new outlet for the whole or any part of the drainage works.
3. **Constructing a tile drain under the bed of the whole or any part of the drainage works.**
4. Constructing, reconstructing or extending embankments, walls, dykes, dams, reservoirs, bridges, pumping stations or other protective works in connection with the drainage works.
5. **Otherwise improving, extending to an outlet, or altering the drainage works.**
6. **Covering all or part of the drainage works.**
7. Consolidating two or more drainage works.

After consulting with Trevor Peel, and Trevor Kuepfer of Streamline Engineering Inc. it has been determined that the Notice of Request for Drain Improvement received would qualify as a listed project under subsection 78(1.1) of the Drainage Act.

Costs associated with this drainage work are billed according to the Engineer's assessment schedule, and there will be no opportunity for 1/3 grant from OMAFA for this project.

ATTACHMENTS

Huron County GIS map with description of proposed works (Kirk Livingston)
Section 78 Notice of Request for Drain Improvement received

OTHERS CONSULTED

Trevor Hallam, Chief Administrative Officer
Mike Alcock, Public Works Director

Respectfully submitted,



Kirk Livingston
CBO, Drainage Superintendent, By-law and Property Standards Enforcement Officer



**Notice of Request for Drain
Major Improvement
Drainage Act, R.S.O.
1990, c. D.17, subs. 78 (1.1)**

To: The Council of the Corporation of the Municipality of Morris Turnberry

Re: BOLT Drain

(Name of Drain)

In accordance with section 78 (1.1) of the *Drainage Act*, take notice that I, as owner of land affected, request that the above mentioned drain be improved.

The Major Improvement Project work being requested is (check all appropriate boxes):

- ☐ Changing the course of the drainage works;
- ☐ Making a new outlet for the whole or any part of the drainage works;
- ☐ Constructing a tile drain under the bed of the whole or any part of the drainage works;
- ☐ Constructing, reconstructing or extending bridges or culverts;
- ☐ Extending the drainage works to an outlet;
- ☐ Improving or altering the drainage works if the drainage works is located on more than one property;
- ☒ Covering all or part of the drainage works;
- ☐ Consolidating two or more drainage works; and/or
- ☐ Any other activity to improve the drainage works, other than an activity prescribed by the Minister as a minor improvement.

Provide a more specific description of the proposed drain major improvement you are requesting:

Filling in the drain from where it meets the road ditch of Highway 87, EAST filling in the remainder of the open section of the drain. Approximately 320 meters on Lot 6, Concession 3 and an additional 136 meters on Lot 5, Concession 3 (Turnberry Township) would be the distance requesting to be filled in.

*see attached map *request STREAMLINE ENGINEERING Co PROJECT

Property Owners

- Your municipal property tax bill will provide the property description and parcel roll number.
- In rural areas, the property description should be in the form of (part) lot and concession and civic address.
- In urban areas, the property description should be in the form of street address and lot and plan number, if available.

Property Description

42374 Harriston Road Concession 3, Lot 5

42190 Harriston Road, Concession 3, Lot 6

Ward or Geographic Township

Turnberry Township

Parcel Roll Number

40-60-490-003-00500-0000 40-60-490-003-00600-0000

If property is owned in partnership, all partners must be listed. If property is owned by a corporation, list the corporation's name and the name and corporate position of the authorized officer. Only the owner of the property may request a drain improvement.

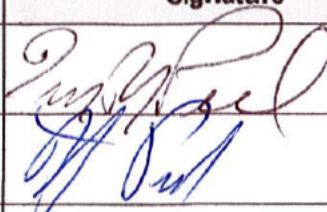
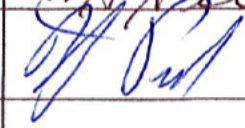
Ownership

Lot 6 Con 3

Partnership

If you need to provide additional information, please attach along with this form.

Partnership (Each partner in the ownership of the property must sign the form)

Owner Name (Last, First Name) (Type/Print)	Signature	Date (yyyy/mm/dd)
Peel, Trevor		2025/05/20
Peel, Nathan		2025/05/20


Enter the mailing address and primary contact information of property owner below:

Last Name Peel	First Name Trevor	Middle Initial RJ
-------------------	----------------------	----------------------

Mailing Address

Unit Number	Street/Road Number [REDACTED]	Street/Road Name [REDACTED]	PO Box
City/Town Bluevale	Province Ontario	Postal Code N0G 1G0	
Telephone Number [REDACTED]	Cell Phone Number (Optional)	Email Address (Optional) [REDACTED]	

To be completed by recipient municipality:Notice filed this 23 day of May 20 25

Name of Clerk (Last, First Name) <u>Hallam, Trevor</u>	Signature of Clerk 
---	--

Ownership

Lot 5 con 3

Corporation

If you need to provide additional information, please attach along with this form.

Corporation (The individual with authority to bind the corporation must sign the form)

Name of Signing Officer (Last, First Name) (Type/Print)

Peel, Trevor

Position Title

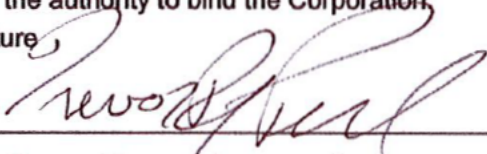
Secretary

Name of Corporation

975311 Ontario Limited (Peel Dominion Limited)

I have the authority to bind the Corporation.

Signature



Date (yyyy/mm/dd)

2025/05/20

Enter the mailing address and primary contact information of property owner below:

Last Name

Peel

First Name

Trevor

Middle Initial

RJ

Mailing Address

Unit Number

Street/Road Number



Street/Road Name



PO Box

City/Town

Bluevale

Province

Ontario

Postal Code

N0G 1G0

Telephone Number



Cell Phone Number (Optional)

Email Address (Optional)



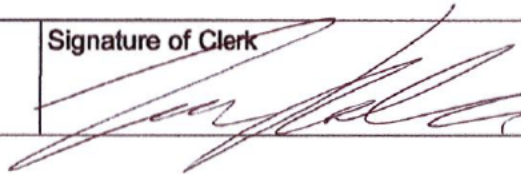
To be completed by recipient municipality:

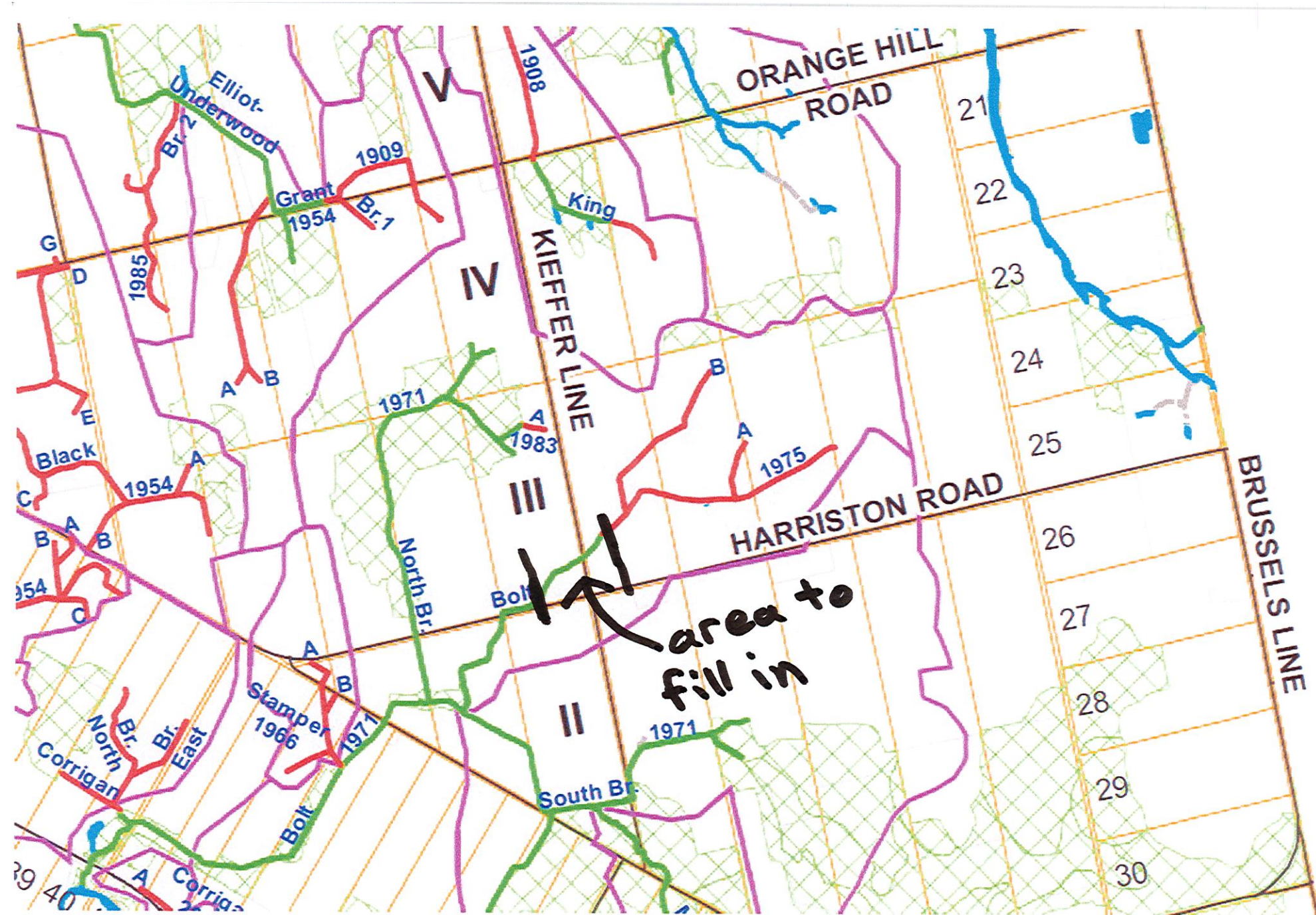
Notice filed this 23 day of May 2025

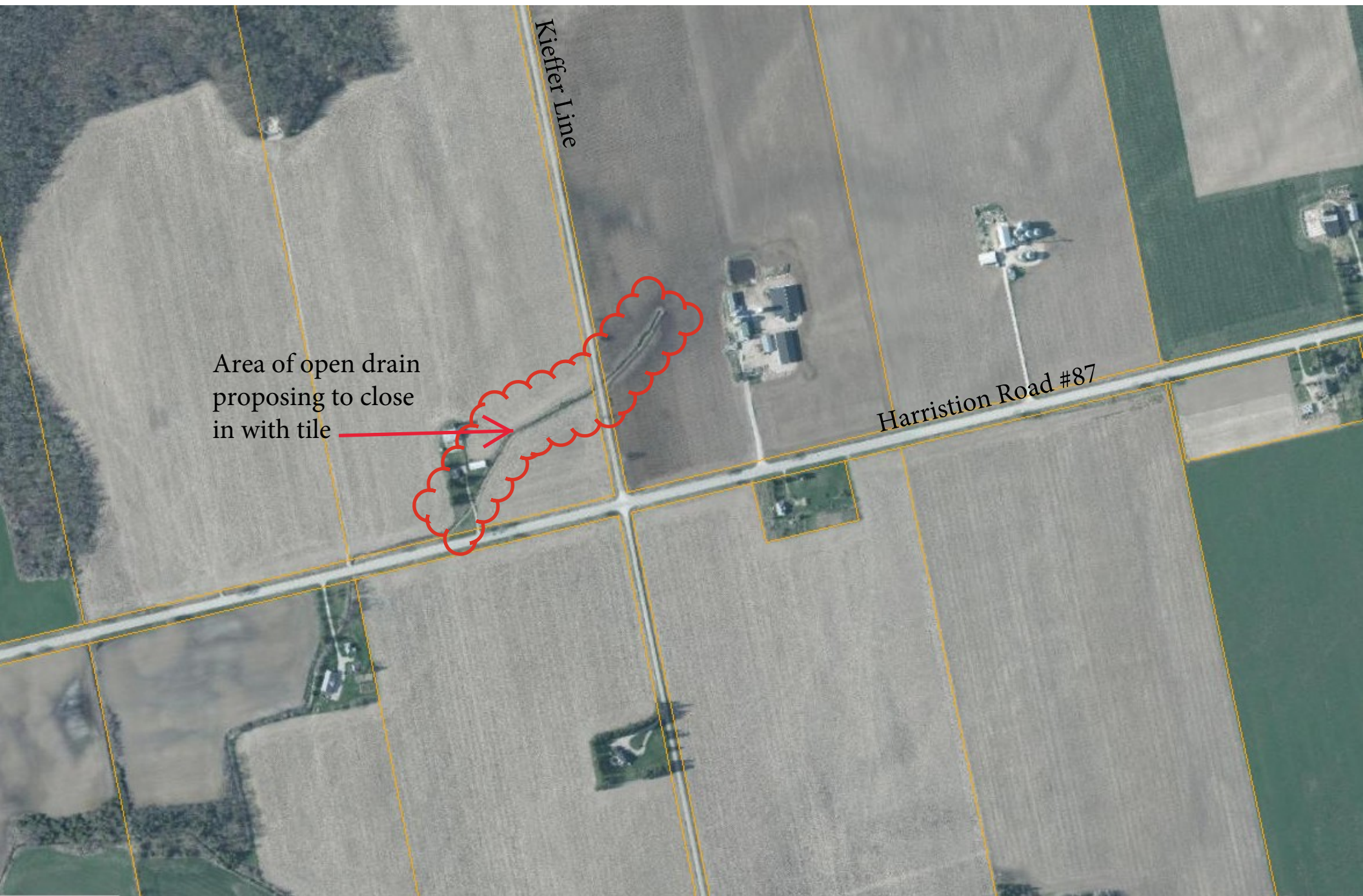
Name of Clerk (Last, First Name)

Hallam, Trevor

Signature of Clerk







Kieffer Line

Harristion Road #87

Area of open drain
proposing to close
in with tile

MUNICIPALITY OF MORRIS-TURNBERRY

REPORT TO COUNCIL

TO: Mayor and Council

PREPARED BY: Kim Johnston, Deputy Clerk

DATE: June 17, 2025

SUBJECT: Community Safety and Well Being Plan Review

RECOMMENDATION

That Council receives and approves the report on the Huron County Community Safety and Well Being Plan review.

BACKGROUND

Community Safety and Well-Being are priorities in every Ontario community. As a result of amendments to the Community Safety and Policing Act, 2019, that came into effect on January 1, 2019, all municipalities across Ontario were required to develop and adopt a Community Safety and Well-Being (CSWB) Plan on or before July 1, 2021.

The CSWB Plan was created as a roadmap for how lower-tier municipalities in Huron County can collaborate across different sectors to make communities more inclusive, resilient, and where all residents thrive.

The Plan identified the following four (4) priority areas for action based on their research and community engagement:

- Mental Health and Addictions;
- Housing Stability and Homelessness;
- Domestic and Family Violence; and
- Community Security.

The Community Safety and Well-Being for Huron Plan was adopted by all 9 lower- tier municipalities prior to July 1, 2021.

COMMENTS

Ontario Regulation 414/23: Community Safety and Well-Being Plans – Publication and Review, under the Community Safety and Policing Act (2019) requires a first review of plans adopted before July 1, 2021, and if appropriate, revision of the plan to be completed before July 1, 2025 and subsequent reviews and revisions must be completed within every four years thereafter.

Accordingly, the Community Safety and Well-Being (CSWB) for Huron Municipal Working Group, in collaboration with the CSWB Oversight Committee, has completed a plan review, to be approved by member lower-tier municipalities, prior to the July 1, 2025 deadline.

As part of the CSWB for Huron Plan review, the following review actions were taken to ensure the review was evidence-based, inclusive, and responsive to community needs:

- Review of Community and Oversight Committee survey responses;
- Review of the Plan's current priority areas; and
- Review of new and emerging issues (identified through survey responses).

The CSWB for Huron Plan review found that the plan's four priorities are still relevant to Huron County and will remain priorities under the plan. Additional actions, based on a review of new and emerging issues, were identified to be incorporated in the future CSWB efforts. Several key challenges were also identified during the review that impact effective implementation and progress of CSWB. The Plan review report also outlines recommended next steps to strengthen implementation and impact of the CSWB for Huron plan.

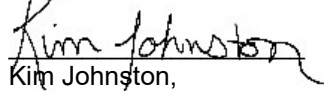
The CSWB for Huron Plan Review report, as presented, was circulated to all members of the CSWB Oversight Committee for their input prior to the report being finalized by members of the CSWB Municipal Working Group.

Once approved by all lower-tier municipalities in Huron County, the CSWB for Huron Plan Review report will be sent to the Ministry of the Solicitor General, and published to the CSWB for Huron website, which can be accessed at <https://morristurnberry.ca/community/community-safety-and-well-being-plan>

OTHERS CONSULTED

Huron County CSWB Working Group
Trevor Hallam, CAO/Clerk

Respectfully submitted,

A handwritten signature in black ink that reads "Kim Johnston". The signature is written in a cursive, flowing style.

Kim Johnston,
Deputy Clerk

Encl.
Community Safety and Well-Being Plan Review – June 2025
Appendix A – Annual Year in Review Summary



Community Safety and Well-Being

for **Huron**

CSWB Plan Review

June 2025

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Acknowledgements

Lower-tier Municipalities in Huron County

Lower-tier municipalities in Huron County play an active role in supporting community safety and well-being initiatives, demonstrating dedication and effort through their involvement and support.

- Township of Ashfield-Colborne-Wawanosh
- Municipality of Bluewater
- Municipality of Central Huron
- Town of Goderich
- Township of Howick
- Municipality of Huron East
- Municipality of Morris-Turnberry
- Township of North Huron
- Municipality of South Huron

Oversight Committee Representation

Community organizations and service providers across various sectors bring essential knowledge and perspective to the Oversight Committee related to the plan's four priority areas. Their involvement is key in informing lower-tier municipalities and shaping strategies that reflect the real needs and priorities of the communities they serve.

- | | |
|---|--|
| • Avon Maitland District School Board | • Huron Perth Healthcare Alliance |
| • Canadian Mental Health Association
Huron Perth | • Huron Perth Public Health |
| • County of Huron | • Huron-Perth Centre for Children and
Youth |
| • Fanshawe College | • Huron-Perth Children's Aid Society |
| • Gateway Centre of Excellence in Rural
Health | • Huron Women's Shelter |
| • Huron County Social and Property
Services | • Rural Response for Healthy Children |
| • Huron County Immigration Partnership | • Salvation Army Correctional & Justice
Services for Children and Youth |
| • Huron County OPP | • Tanner Steffler Foundation |
| • Huron Health Systems | • The Well Community Hub |
| • Huron Perth Catholic District School
Board | • United Way Perth-Huron |
| | • Victim Services Huron Perth |

Introduction

Community safety and well-being are priorities in every Ontario community. Changes made to the Ontario Police Services Act in 2019 required municipalities to develop and adopt plans that address root causes of crime and complex social issues by focusing holistically on social development, prevention, and risk prevention. These plans – referred to as Community Safety and Well-Being (CSWB) plans – recognize that complex issues cannot be addressed in isolation or solely on an incident response basis.

The purpose of this Community Safety and Well-Being (CSWB) for Huron Review Report is to identify opportunities for continued collaboration and improvement. Over the last two years, CSWB for Huron has begun implementing actions related to the priority areas. A detailed review of the recommended actions contained in the Plan, as well as new and emerging issues identified in this report, will be completed following extensive consultation with the Oversight Committee and Municipal Working Group. It is anticipated that following this detailed review, a 3 to 5 year action plan will be created guiding future CSWB efforts across Huron County.

This legislated review ensures accountability and alignment with the goals set out in the original CSWB for Huron Plan, helping communities measure impact, adapt to emerging needs, and reinforce a proactive, integrated approach to safety and well-being. By assessing what's working and where further attention is needed, this report supports ongoing efforts to build inclusive, resilient, and thriving communities across the region.

Current CSWB for Huron Plan and Priorities

The CSWB for Huron Plan was developed by the nine lower-tier municipalities and community partners and was adopted by all nine lower-tier municipalities prior to July 1, 2021.

The CSWB Plan was created as a roadmap for how lower-tier municipalities in Huron County can collaborate across different sectors to make communities more inclusive, resilient, and where all residents thrive.

The Plan identified the following four (4) priority areas for action based on their research and community engagement:

- Mental Health and Addictions;
- Housing Stability and Homelessness;
- Domestic and Family Violence; and

- Community Security.

To advance CSWB in Huron, the current plan:

- Examined population data and other statistics for municipalities in Huron County to understand the context within which we are working, where resources are distributed and to identify potential risks and challenges to be addressed;
- Provided an overview of the legislative framework guiding the development of this Plan and the process taken by the nine Huron County municipalities to understand risk and needs;
- Established an approach to community safety and well-being in Huron based on collective impact, equity, and social determinants of health to ensure risk and needs are understood holistically;
- Identified Priority Areas for action to be addressed through this plan;
- Presented an Evaluation Matrix to help us measure progress; and
- Discussed next steps for Plan implementation.

CSWB Plan Review

As of April 1, 2024, the Community Safety and Well-Being Plans – Publication and Review (Ontario Regulation 414/23) under the Community Safety and Policing Act (2019) mandates that municipalities review and if necessary, revise their plans every four years.

Community Safety and Well-Being for Huron must submit its revised plan (if necessary) to the Ministry of the Solicitor General by July 1, 2025.

As part of the CSWB for Huron Plan review, the following review actions were taken to ensure the review was evidence-based, inclusive, and responsive to community needs:

- Review of Community and Oversight Committee survey responses;
- Review of the Plan's current priority areas; and
- Review of new and emerging issues (identified through survey responses).

Community and Oversight Committee Feedback (Survey)

The Community Safety and Well-Being (CSWB) Plan Review Survey, conducted between February and April 2025, gathered input from both Oversight Committee members and community residents to assess the relevance and effectiveness of the Plan's priorities.

Across both surveys, housing stability and homelessness, along with mental health and addictions, emerged as the most urgent concerns, reflecting widespread recognition of growing social and health-related challenges in the region. While domestic and family violence was also highlighted as a critical issue, particularly due to its long-term impacts on children, community security was generally seen as important but comparatively less pressing. **Many respondents emphasized that all four of the Plan’s priority areas remain vital and interrelated.**

There was also strong feedback regarding the need for greater coordination, better representation on the Oversight Committee, and improved responsiveness to on-the-ground realities. Overall, the surveys reflect a shared call for integrated, community-informed action that prioritizes safety, dignity, and well-being for all residents.

Details regarding the findings of both surveys are provided below.

Community Survey

The Community Survey gathered input from residents across Huron County, representing a wide range of ages and municipalities. The aim was to understand public perspectives on the Community Safety and Well-Being Plan’s priority areas and uncover any emerging issues affecting community well-being. A total of 165 responses were received.

Among the four priority areas:

- Housing Stability and Homelessness was identified as the most important by approximately 72% of respondents.
- Mental Health and Addictions followed closely, chosen by 68% of respondents.
- Domestic and Family Violence was selected as a top concern by 48% of respondents.
- Community Security was identified as most important by 42% of respondents.

Approximately 78% of respondents felt that all four areas are important and should be addressed collectively (similar to the findings of the Committee survey).

In terms of emerging issues, community members highlighted the following (ordered most to least mentioned):

- Homelessness & Housing Instability
 - Very frequently mentioned across many responses
 - Concerns include lack of affordable housing, visible homelessness in downtown areas, safety concerns, lack of emergency shelters (especially for men), and resistance to shelters in residential areas
- Mental Health & Addiction
 - Highly recurring theme
 - Includes the need for long-term treatment facilities, support for youth and families, overlap with homelessness, and addiction issues impacting public spaces and business areas
- Community Safety & Crime
 - Strong concern across multiple submissions
 - Includes fear of walking at night, theft, break-ins during off-season, and overall rise in local crime and violence (e.g. mention of femicide)
- Policing & Justice System
 - Repeated concerns about lack of visible policing, slow response times, and a disconnect between law enforcement and the judicial system
 - Several people request more police presence or satellite stations
- Food Insecurity
 - Mentioned multiple times directly or in relation to mental health, homelessness, and reliance on food banks
- Public Infrastructure & Urban Safety
 - Includes concerns about unsafe sidewalks, poor lighting, public washroom misuse, and issues like snowmobiles on sidewalks and unsafe school zones
- Poverty & Cost of Living
 - Rising costs of housing, food, and utilities are frequently tied to mental stress, homelessness risk, and migration out of the area
 - Criticism of municipal spending and taxation also emerged
- Transit & Transportation Access
 - Includes barriers to participation in civic life due to lack of public transport, rural transportation insecurity, and calls for active transportation infrastructure
- Childcare & Family Supports
 - Access to affordable childcare linked to employment and maternal mental health
 - Lack of programs cited as a barrier to economic participation

- Stigma, Compassion, and Social Division
 - Several comments highlighted harmful public attitudes toward marginalized groups, calling for more education, compassion, and inclusive planning

Notably, awareness of the CSWB Plan was mixed. While some respondents were familiar with the Plan through social media or council meetings, many were unaware of its existence, suggesting a need for improved outreach and communication.

The community survey results show strong support for the CSWB Plan's priority areas, with a call for deeper investment in housing, mental health, and social supports. The responses reflect a desire for coordinated, compassionate, and practical action to address the evolving needs of Huron County residents.

Oversight Committee Survey

The Oversight Committee survey aimed to evaluate how well the Community Safety and Well-Being (CSWB) Plan is meeting its intended goals and responding to current community needs. A total of 16 responses were received.

Among the four priority areas:

- Housing Stability and Homelessness was identified as the most important priority by 75% of respondents.
- Mental Health and Addictions and Domestic and Family Violence followed closely, chosen by 56.25% of respondents.
- Community Security was ranked as the least important by 18.75% of respondents.

Similar to the Community survey, the majority (81.25%) of respondents emphasized that all four priorities remain important and interdependent.

In terms of new and emerging issues, Oversight Committee respondents highlighted the following (ordered most to least mentioned):

- Racism, Discrimination, and Hate Crimes
 - Mentioned explicitly by three respondents
 - Noted as increasing over the past two years and described as an urgent concern needing targeted attention
- Human Trafficking and Sexual Exploitation
 - Raised by two respondents

- Suggested to be addressed under Community Safety, especially for youth and rural populations
- Economic Insecurity (Income, Job Security, Food Insecurity)
 - Combined mentions across income/job security and food insecurity from two separate responses
 - Concerns related to affordability, employment, and basic needs access
- Social Disconnection and Isolation
 - Described as a mental health–related issue
 - Mentioned once but connected to broader well-being concerns, especially in the context of community cohesion
- Homelessness and Emergency Shelter Gaps
 - One detailed mention describing ER overload during winter due to lack of shelter options
- Rural Mental Health and Farm Safety
 - One mention emphasizes the need to recognize geographically specific mental health challenges
- Cultural Competency & Equity-Oriented Services
 - One mention connecting stress from political and economic shifts to a need for culturally inclusive services
- Two respondents indicated no new issues or supported maintaining the current focus of the plan

When asked whether the Plan aligns with community needs, most members expressed support but also shared concerns about the clarity of the Plan’s objectives and its ability to adapt to evolving challenges. Many called for more concrete, measurable outcomes, and stronger connections to realities.

Regarding the functioning of the Oversight Committee itself, responses indicated a belief that the Committee provides value to the CSWB framework, but there were mixed views about the effectiveness of its governance structure. Several respondents suggested improvements in meeting frequency, internal communications, and broader representation from additional community organizations and sectors.

In summary, the Oversight Committee sees value in the current CSWB Plan and structure, but highlights a clear need for refinements to governance, broader representation, and more tangible, community-driven outcomes.

Review of Current Plan Priority Areas

Mental Health and Addictions

Mental health and addictions continue to be a priority area for Community Safety and Well-Being in Huron.

- Mental health among Canadians is three times worse than before the pandemic.¹
- Approximately 1 in 5 children and youth in Ontario have a mental health challenge.²
- Over the five-year period from April 2019 to March 2024, call volume rose by approximately 91.2%, increasing from 1,591 to 3,042 calls³

With increasing recognition of the profound impact mental health challenges and substance use disorders have on individuals, families, and communities, addressing these issues remains critical. Across Huron, maintaining a focus on mental health and addiction ensures that community members have access to essential resources, support systems, and interventions. By prioritizing mental health and addiction, we create a safer, more resilient community where people feel supported in their journey toward recovery and wellness, ultimately fostering a stronger sense of security and well-being for all.

Housing Stability and Homelessness

Homelessness remains a key priority area for Community Safety and Well-Being in Huron.

Between April 1, 2023, and March 31, 2024 in Huron County⁴:

- 208 individuals experienced homelessness;
- 188 households experienced homelessness.

The ongoing challenge of homelessness affects individuals and families in profound ways, impacting their health, safety, and ability to thrive. Addressing homelessness not only improves the quality of life for vulnerable individuals but also strengthens the overall

¹ Canadian Mental Health Association. The State of Mental Health in Canada 2024. Retrieved from: <https://cmha.ca/wp-content/uploads/2024/11/CMHA-State-of-Mental-Health-2024-report.pdf>

² Canadian Mental Health Association, Ontario. Mental Health. Retrieved from: <https://ontario.cmha.ca/mental-health/>

³ Data retrieved from Huron Perth Healthcare Alliance for the period of April 2019 to March 2024

⁴ Data retrieved from County of Huron for the period of April 1, 2023 to March 31, 2024.

resilience of the community. Ensuring that everyone has access to safe, stable housing is essential for fostering a sense of belonging, security, and well-being for all members of Huron.

Domestic and Family Violence

Domestic and family violence remains a vital priority area for Community Safety and Well-Being in Huron.

For the period of April 1, 2024 to March 31, 2025⁵:

- 120 women/dependents accessed Emergency Shelter or Second Stage;
- 548 Risk Assessment and Safety Plans Implemented;
- 1824 calls for support to the 24-hour Crisis Line.

In 2024⁶:

- 796 recorded incidents of Intimate Partner Violence;
- 211 charges related to Intimate Partner Violence;
- 284 recorded incidents of family disputes.

The devastating impact of violence within the home affects individuals and families, often leading to long-term physical, emotional, and psychological harm. By prioritizing domestic and family violence, CSWB for Huron is dedicated to providing critical support services, resources, and intervention strategies that help individuals escape abusive situations and rebuild their lives. Addressing this issue not only protects the safety and dignity of victims but also strengthens the community as a whole by promoting healthier, more supportive environments. Ensuring that those affected by domestic and family violence have access to safety and support is crucial for creating a stronger, more resilient Huron.

Community Security

Community security remains an essential priority for Community Safety and Well-Being in Huron.

In 2024:

- 69 reported stolen vehicles in Huron County⁷

⁵ Data provided by the Huron Women's Shelter for the period of April 1, 2024 to March 31, 2025.

⁶ Data provided by the Huron OPP for the period of January 1 to December 31, 2024.

⁷ Data provided by Huron OPP for the period of January 1 to December 31, 2024.

- 2 reported hate and/or discrimination in Huron Perth⁸

Ensuring that all residents feel safe in their homes, neighborhoods, and public spaces is fundamental to fostering a sense of belonging and trust within the community. By prioritizing safety and security, Huron focuses on proactive measures such as law enforcement, emergency response, and crime prevention initiatives, while also fostering collaboration between residents, local organizations, and authorities. This holistic approach not only reduces the risk of crime but also strengthens the community's resilience, creating an environment where everyone can thrive with confidence and peace of mind. Ultimately, a strong focus on community safety and security is key to maintaining a welcoming, supportive, and cohesive Huron for all its residents.

New and Emerging Issues Identified through Survey Responses

Throughout the course of this review, several new and emerging issues were identified by interest holders and community members. Each of the identified issues was carefully examined as part of the review process, including consideration of any available information or context. **Table 1** summarizes the new and emerging issues identified through survey responses.

While some of these issues lack comprehensive data or context, and others fall outside the immediate scope of the CSWB for Huron, all are recognized as important to the broader needs of the community. Their inclusion reflects our commitment to acknowledging emerging concerns and ensuring they are considered in future planning, collaboration, and prioritization efforts.

Appendix A contains the completed annual review of CSWB actions currently underway to address the issue. For this report, only the 2024 year in review has been completed. Moving forward, all CSWB actions will be reviewed and reported annually in the first quarter of the following year.

⁸ Data provided by Victim Services Huron Perth for the period of January 1 to December 31, 2024.

Table 1: Summary of New and Emerging Issues Identified through Survey Responses

Issue Identified	Explanation of Issue (in relation to CSWB for Huron Plan)	Action(s) (Current or Recommended)
Childcare	<p>Childcare was not explicitly identified in the CSWB for Huron Plan (2021) as an emerging issue in Huron County. Within the Plan, this issue was mentioned in relation to the impact of not earning enough income to support living expenses.</p> <p>Statistics related to this issue:</p> <ul style="list-style-type: none"> In 2024: <ul style="list-style-type: none"> Minimum wage for October 1, 2023 to September 30, 2024 was set at \$16.55⁹ Living wage in Huron was determined to be \$23.05¹⁰ 	<p>Future actions to include:</p> <ul style="list-style-type: none"> Advocacy for Living Wage across Huron
Employment Security	<p>Employment security was not explicitly identified in the CSWB for Huron Plan (2021) as an emerging issue in Huron County. In the Plan it was noted that economic stability relies on ensuring residents can earn a living wage.</p> <p>Statistics related to this issue:</p> <ul style="list-style-type: none"> In April, the unemployment rate for the Stratford-Bruce Peninsula Economic Region decreased by 1.2 percentage 	<p>Future actions to include:</p> <ul style="list-style-type: none"> Advocacy for Living Wage across Huron

⁹ Government of Ontario. Updated April 2025. *Minimum wage rates*. Retrieved from: <https://www.ontario.ca/document/your-guide-employment-standards-act-0/minimum-wage#section-0>

¹⁰ Ontario Living Wage Network. *Calculating Ontario's Living Wages*. Retrieved from: https://assets.nationbuilder.com/ontariolivingwage/pages/110/attachments/original/1732044005/Calculating_Ontario's_Living_Wages_-_2024.pdf?1732044005

	points to 4.2%. This is the largest percentage drop of all economic regions in Ontario and the Region now sits at the second lowest unemployment rate in the province. ¹¹	
Food Insecurity	<p>Food insecurity was not explicitly identified in the CSWB for Huron Plan (2021) as an emerging issue in Huron County. Food insecurity was mentioned in the Plan as it relates to the impact of not earning enough.</p> <p>The issue of food insecurity is closely linked to income (United Way Perth Huron). The risk of food insecurity increases as a household's income declines.</p> <p>Statistics related to this issue:</p> <ul style="list-style-type: none"> • In 2024, the cost of groceries for a family of four in Huron Perth was \$309 per week, or \$1,338 per month.¹² • United Way Perth-Huron's Social Research & Planning Council Household Food Insecurity Study¹³ found that: <ul style="list-style-type: none"> ○ 63% of participants experience food insecurity across Huron and Perth. ○ 87% had to sacrifice their household food budget to pay other living expenses (high cost of housing is the 	<p>Future actions to include:</p> <ul style="list-style-type: none"> • Advocacy for Living Wage across Huron

¹¹ Four Counties Labour Market Planning Board. *News Release May 9, 2025: April Unemployment*. Retrieved from: <https://www.planningboard.ca/news/april-unemployment-rate-decreases-to-4-2/>

¹² Huron Perth Public Health. 2024. *The Real Cost of Eating*. Retrieved: https://www.hpph.ca/media/bmfchzbu/hpph-cost-of-eating-report_mar17.pdf

¹³ United Way Perth-Huron. May 2023. *Food Insecurity Study*. Retrieved from: <https://perthhuron.unitedway.ca/wp-content/uploads/2023/06/2023-06-22-Food-Security-Report-UPDATE.pdf>

	number one living expense that is reducing food budgets).	
Social isolation and loneliness	<p>This issue was identified in the CSWB for Huron Plan (2021) within the Mental Health and Addictions and Community Security priority areas.</p> <p>Statistics related to this issue:</p> <ul style="list-style-type: none"> For immigrants and newcomers to Canada, the Huron-Perth Immigrant Survey (2023) found that 39% felt isolated or lonely in the last year.¹⁴ 	Past and current CSWB actions are working towards addressing this issue.
Racism and Discrimination	<p>This issue was identified in the CSWB for Huron Plan (2021) within the Community Security priority area.</p> <p>Statistics related to this issue:</p> <ul style="list-style-type: none"> 69% of immigrants and visible minorities reported experiencing discrimination in Huron-Perth. Individuals who were Black (86%) most frequently reported experiencing discrimination in Huron Perth, followed by Indigenous Peoples (81%). The site discrimination most frequently occurred in were in the workplace, frequently took the form of 	Past and current CSWB actions are working towards addressing this issue.

¹⁴ Huron County Immigration Partnership. 2023. Huron-Perth Immigrant Survey: Summary report.
<https://www.huroncounty.ca/wp-content/uploads/2025/02/ImmigrantSurvey-HuronPerth-Summary-final.pdf>

	a micro-aggression and were perpetuated by White Non-Immigrant Men in Middle Age. ¹⁵	
Rural Mental Health	<p>This issue was identified in the CSWB for Huron Plan (2021) within the Mental Health and Addiction priority area.</p> <p>Statistics related to this issue:</p> <ul style="list-style-type: none"> • By the time Canadians reach the age of 40, 1 in 2 have experienced a mental illness¹⁶ • 68% of farmers are more susceptible than the general population to chronic stress, which can lead to physical and mental illnesses.¹⁷ 	Past and current CSWB actions are working towards addressing this issue.
Farm Safety	<p>Farm safety was not explicitly identified in the CSWB for Huron Plan (2021) as an emerging issue in Huron County.</p> <p>Farm safety, related road safety, fits within the Community Security Priority Area.</p> <p>Statistics related to this issue:</p>	<p>Future actions to include:</p> <ul style="list-style-type: none"> • Integrate farm safety into future CSWB actions (website, information campaigns)

¹⁵ Lapshina, N. & Esses, V.M. 2021. Discrimination experienced by immigrants, visible minorities, and Indigenous Peoples in Huron-Perth. Network for Economic & Social Trends, University of Western Ontario & the Huron County Immigration Partnership. https://www.huroncounty.ca/wp-content/uploads/2024/11/2021-11-16-Report-Discrimination-Huron_Perth.pdf

¹⁶ Smetanin et al. (2011). The life and economic impact of major mental illnesses in Canada: 2011-2041. Prepared for the Mental Health Commission of Canada. Toronto: RiskAnalytica.

¹⁷ National Survey of Farmer Mental Health, Submission to the Standing Committee on Agriculture and Agri-Food: Strengthening Canada's Agricultural Sector – A Canadian Network for Farmer Mental Health by Dr. Andria Jones-Bitton, Ontario Veterinary College, University of Guelph (2016)

	<ul style="list-style-type: none"> In 2024, there was one reported (Huron OPP) farm accident in Huron County¹⁸ 	
Human Trafficking and Sexual Exploitation	<p>Human trafficking, particularly for the purpose of sexual exploitation, is a serious and growing issue in Ontario. The province is recognized as a major hub for human trafficking in Canada due to its dense population, extensive transportation networks, and economic disparities.</p> <p>Statistics related to this issue:</p> <ul style="list-style-type: none"> Victim Services Huron Perth received: <ul style="list-style-type: none"> 12 referrals for human trafficking in 2021- 2022¹⁹ 16 referrals for human trafficking in 2024-2025.²⁰ Huron OPP statistics: <ul style="list-style-type: none"> Two occurrences where human trafficking was identified in 2024²¹ In 2024, there were no reported sexual exploitation occurrences²² <p>Community partners who directly provide services for victims of human trafficking and sexual exploitation has indicated that this</p>	<p>Future actions to include:</p> <ul style="list-style-type: none"> Further investigation into this issue across Huron County.

¹⁸ Data retrieved from Huron OPP for the period of January 1 to December 31, 2024.

¹⁹ Data retrieved from Victim Services Huron Perth for the period of April 1, 2021 to March 31, 2022.

²⁰ Data retrieved from Victim Services Huron Perth for the period of April 1, 2021 to March 31, 2022.

²¹ Data retrieved from Huron OPP for the period of January 1 to December 31, 2024.

²² Data retrieved from Huron OPP for the period of January 1 to December 31, 2024.

	occurs across Huron County, and they have observed an increase in youth being lured online and disregard for trusted adults.	
Increased homelessness	<p>This issue was identified in the CSWB for Huron Plan (2021) within the Housing and Homelessness priority area.</p> <p>Statistics related to this issue:</p> <ul style="list-style-type: none"> 11% of Huron County homeowners spend more than 30% of their monthly income on housing and 31% of Huron County renters spend more than 30% of their monthly income on housing.²³ 	Past and current CSWB actions are working towards addressing this issue.
Lack of 24/7 shelter for individuals experiencing homelessness	<p>Although Housing and Homelessness was identified in the CSWB for Huron Plan (2021), lack of 24/7 shelter for homeless individuals was not identified specifically as a new or emerging issue within the Plan.</p> <p>The County of Huron Social & Property Services) works collaboratively with community partners in the delivery of sheltering solutions as a response to the growing numbers of people experiencing homelessness. Sheltering solutions have shifted to a housing first model, which aims to house individuals and provide adequate support for them to live, either in shared accommodation or independently.</p>	<p>Future actions to include:</p> <ul style="list-style-type: none"> Advocacy for continued sheltering solutions for individuals experiencing homelessness in Huron County Advocacy for Living Wage across Huron

²³ Statistics Canada. Table 98-10-0259-01 Housing indicators by tenure: Canada, provinces and territories, census divisions and census subdivisions. <https://doi.org/10.25318/9810025901-eng>

Increase in crime, drug use and public safety concerns	<p>The issues of crime, drug use and public safety were identified in the CSWB for Huron Plan (2021) within the Community Security priority area.</p> <p>Statistics related to this issue:</p> <ul style="list-style-type: none"> • Based on the Huron OPP report for 2024²⁴: <ul style="list-style-type: none"> ○ Violent Crime reduced by 17.6% from 2023; ○ Drug crime overall reduced by 28% from 2023. • It is difficult to quantify public safety concerns, without specific types identified. 	Past and current CSWB actions are working towards addressing this issue.
Need for increased police presence	This is not considered a new or emerging issue for action under CSWB for Huron.	No further action required.
Need for improved police response times	This is not considered a new or emerging issue for action under CSWB for Huron.	No further action required.

²⁴ Data retrieved from Huron OPP for the period of January 1 to December 31, 2024.

Challenges

As part of the ongoing review of the CSWB for Huron plan several key challenges have emerged that impact effective implementation and progress.

Coordination and Staff Resourcing Gaps Among Lower-Tier Municipalities

While the CSWB framework encourages collaboration across all levels of government and service providers, differences in capacity, priorities, and resources among Huron County's lower-tier municipalities have led to coordination challenges. Some municipalities are unable to provide dedicated staff or consistent engagement channels to fully participate in CSWB initiatives, which can lead to fragmented responses and uneven progress across the region. Continuation of this approach may lead to reduced CSWB efforts.

Strengthening mechanisms for communication and joint planning is critical to ensure alignment and equity in community safety and well-being efforts. A CSWB plan coordinator would allow for a more unified approach to CSWB actions.

Scope and Responsibility Pressures

Interest holders have expressed concern regarding community expectations around issues that, while critical, fall outside the direct scope or control of the CSWB for Huron plan. These include increased calls for policing presence, affordable housing solutions, and complex mental health supports. While the CSWB for Huron Plan promotes a preventative and collaborative approach to these systemic issues, it does not hold the jurisdictional authority or resources to resolve them independently. This misalignment sometimes creates pressure on the CSWB process and can lead to confusion about roles and responsibilities among partners and the public.

Funding Constraints

A key barrier to fully implementing the CSWB for Huron plan is the absence of sustained and dedicated funding. Many of the strategies identified in the plan, such as community-based programs, integrated data sharing, and ongoing evaluation, require financial and

staff resources beyond what is currently available. Without a stable funding framework at the municipal or provincial level to support CSWB for Huron work, partners must rely on ad hoc grants, in-kind contributions, and limited lower-tier municipal budgets, limiting the scale and continuity of impact.

Next Steps

To strengthen the implementation and impact of the CSWB for Huron Plan, the following next steps are recommended:

Broaden Oversight Committee Representation

Extend additional invitations to community interest holders and representatives from underrepresented groups to ensure the Oversight Committee reflects the diversity and needs of all Huron communities. This will enhance inclusivity and support more comprehensive decision-making.

Increase Promotion and Community Engagement

Develop and implement a communication strategy to raise awareness of the CSWB Plan across Huron. This includes outreach through local media, social media platforms, and community events to foster greater community understanding, buy-in, and participation.

Establish a 3 to 5 Year Action Plan

Develop a detailed 3 to 5 year action plan that outlines specific goals, timelines, and responsibilities. This should include a thorough review of current actions identified in the plan and incorporate strategies to address newly identified or emerging community safety and well-being issues.

Advocate for Funding to Support Implementation

Actively pursue funding opportunities from government and other sources to support the hiring of a dedicated CSWB Plan Coordinator. This role will be essential in driving implementation, monitoring progress, coordinating interest holders, and maintaining momentum over the long term.

Appendix A: Annual Year in Review



Community Safety and Well-Being For Huron

2024 Year in Review

The 2024 Community Safety and Well-being for Huron efforts would not have been possible without the collaboration of all nine lower tier municipalities in Huron County, as well as all our expert partners.

We have had many positive remarks about all the campaign facts and figures that have been shared throughout the year related to the plan's four priority areas. Community safety and well-being within our communities is truly a collaborative effort – we look to the community to reach out to any of the lower-tier municipalities or expert partners for future focus areas and needs.

Marg Anderson & Anita Snobelen, Co-Chairs of Oversight Committee



www.cswbhuron.ca

- Launched July 2024
- 909 Unique Website Visits as of October 11, 2024

2024 CSWB Campaigns

- **Mental Health and Addictions** January - March
- **Domestic and Family Violence** April - June
- **Community Security** July - September
- **Housing Stability & Homelessness** October - December

13 Inquiries from other Jurisdictions

Perth County, Adelaide-Metcalf, Bruce-Grey, Oxford County, Haliburton County, City of Peterborough, OMSSA, City of Stratford, Espanola, Timiskaming, Regional Municipality of Durham, City of Timmins, Niagara Region (re IPV & GBV)

Programs & Supports on Website

- 31 Mental Health & Addictions
- 16 Housing Stability & Homelessness
- 19 Domestic & Family Violence
- 20 Community Security



Oversight Committee and Guest Members



Oversight Committee and Municipal Working Group Meetings





Community Safety and Well-Being For Huron

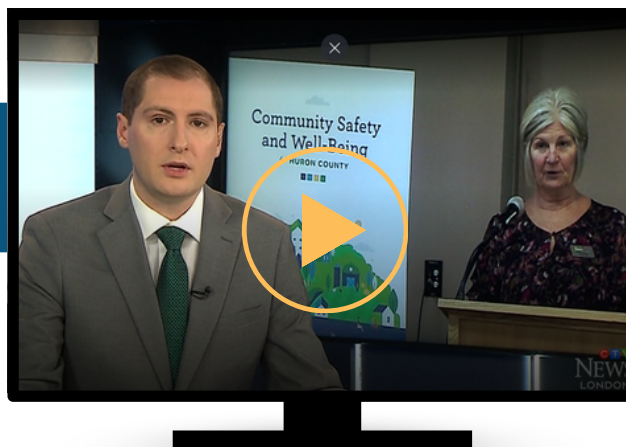
Mental Health & Addictions

January - March 2024



Launched January 19, 2024

- [CTV London](#)
- [Lakeshore Advance](#)
- [CKNX News](#)
- [Huron County News](#)
- [Goderich Sun \(page 17\)](#) Click on the links to view



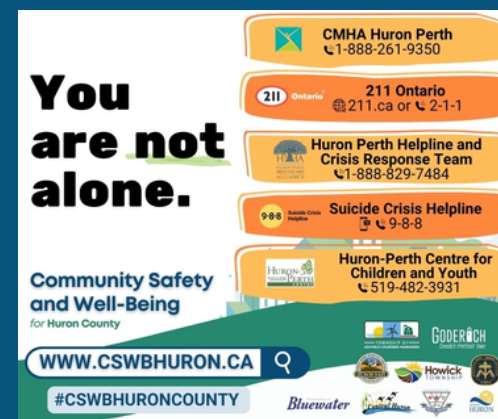
⑤ Programs and Supports Highlighted

- 211 Ontario
- CMHA Huron Perth
- Huron-Perth Centre for Children and Youth
- Huron Perth Helpline and Crisis Response Team
- 9-8-8 National Suicide Crisis Line



Social media posts created and shared across nine lower-tier municipalities

Social Media Graphics Preview





Community Safety and Well-Being For Huron

Domestic & Family Violence

April - June 2024



Launched March 25, 2024

- [Lakeshore Advance](#)
- [CTV London](#)
- [CTV London \(Video\)](#)

Click on the links to view



④ Programs and Supports Highlighted

- Huron Women's Shelter 24/7 Help Line
- Victim Services Huron County
- 9-1-1
- Neighbours, Friends and Families IPV Course



Social media posts created and shared across nine lower-tier municipalities

Social Media Graphics Preview





Community Safety and Well-Being For Huron

Community Safety & Security

July - September 2024



Launched June 27, 2024

- [Lakeshore Advance](#)
- [London CTV News](#)
- [Huron County News](#)

Click on the links to view



⑥ Programs and Supports Highlighted

- CAMSafe
- Project Lifesaver
- COOL Aid Program
- OPP Non-Emergency Line
- MADD Canada
- Victim Services Huron Perth



Social media posts created and shared across nine lower-tier municipalities

Social Media Graphics Preview





Community Safety and Well-Being For Huron

Housing Stability & Homelessness

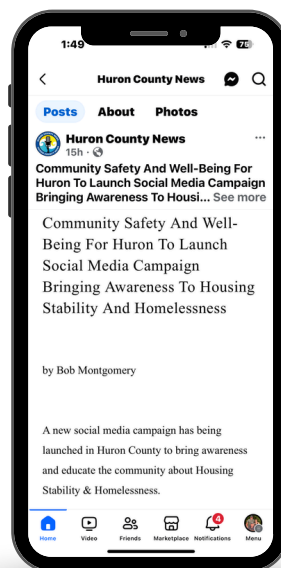
October - December 2024



Launched September 26, 2024

- [Lakeshore Advance](#)
- [CKNX News](#)
- [Huron County News](#)

Click on the links to view



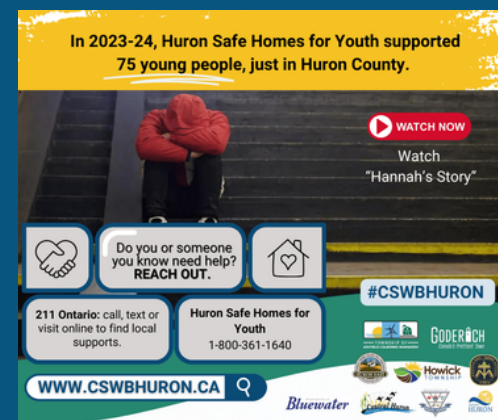
⑤ Programs and Supports Highlighted

- 211 Ontario
- Crisis Line
- Huron County Social & Property Services
- 2 local Connection Centres
- Huron Safe Homes for Youth



Social media posts created and shared across nine lower-tier municipalities

Social Media Graphics Preview



MUNICIPALITY OF MORRIS-TURNBERRY

REPORT TO COUNCIL

TO: Mayor and Council
PREPARED BY: Trevor Hallam, CAO/Clerk
DATE: June 17, 2025
SUBJECT: Bluevale Community Committee Fee Request

RECOMMENDATION

That Council consider waiving the building permit fee for the proposed work to the dugouts at the Pioneer Park baseball diamond.

BACKGROUND

The Bluevale Community Committee is planning improvements to the dugouts at the baseball diamond at Pioneer Park in Bluevale. Currently, the dugouts consist of a bench surrounded by chain link fence. The Committee proposes to construct a partially enclosed structure, with a roof and a rear wall, approximately 30 feet long and 7 feet deep on each side of the diamond, to provide improved safety to players and protection from the elements.

COMMENTS

At the time of writing this report, the attached drawing has been submitted but no application for a building permit has been received. As Council is aware, the property is owned by the Maitland Valley Conservation Authority, so the application for a building permit must be submitted by them on behalf of the Committee.

The exact fee for the permit has not yet been calculated, but it is estimated to be between \$300.00 and \$400.00. The project will require three inspections by the Chief Building Official, one of the footings, one of the framing, and one final inspection.

The Bluevale Community Committee has submitted a request to Council to waive the permit fee, which is included with this report.

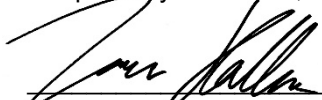
ATTACHMENTS

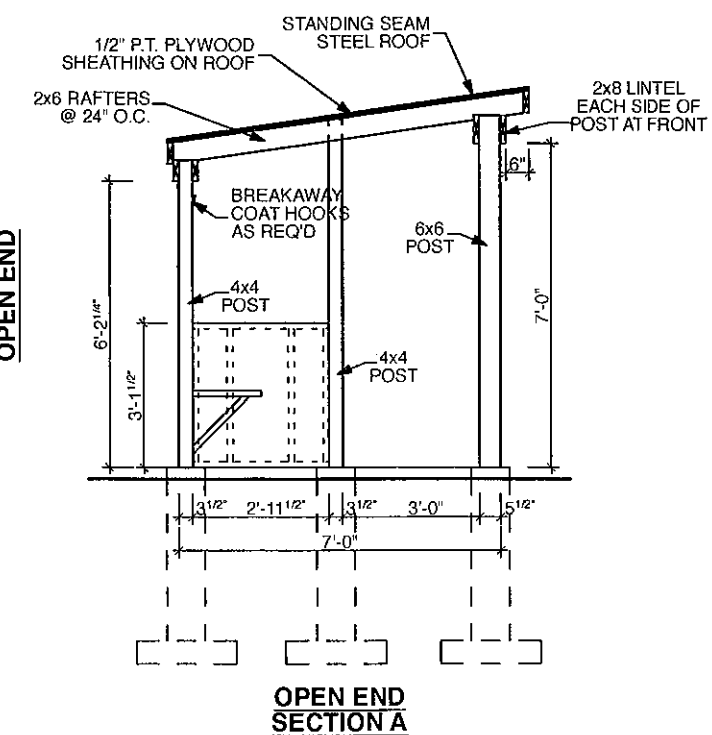
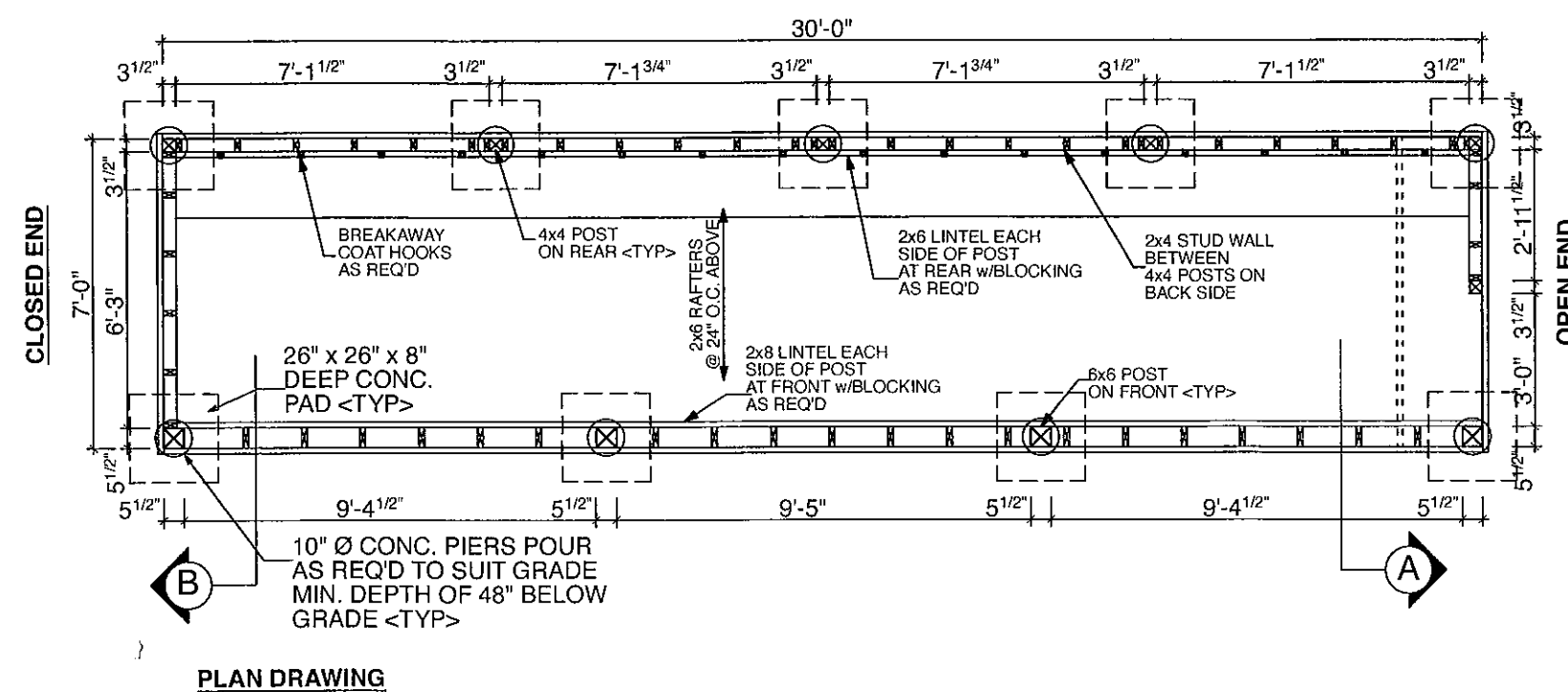
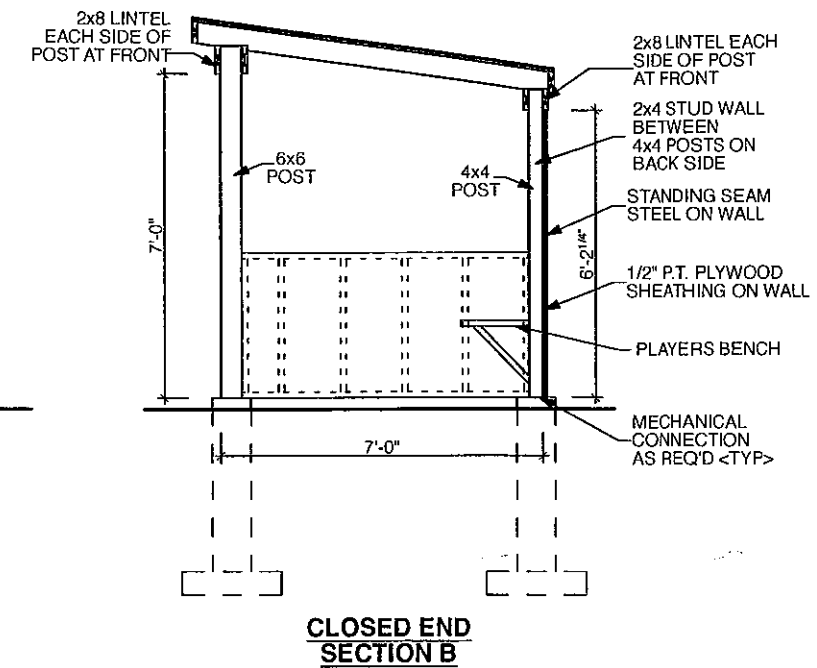
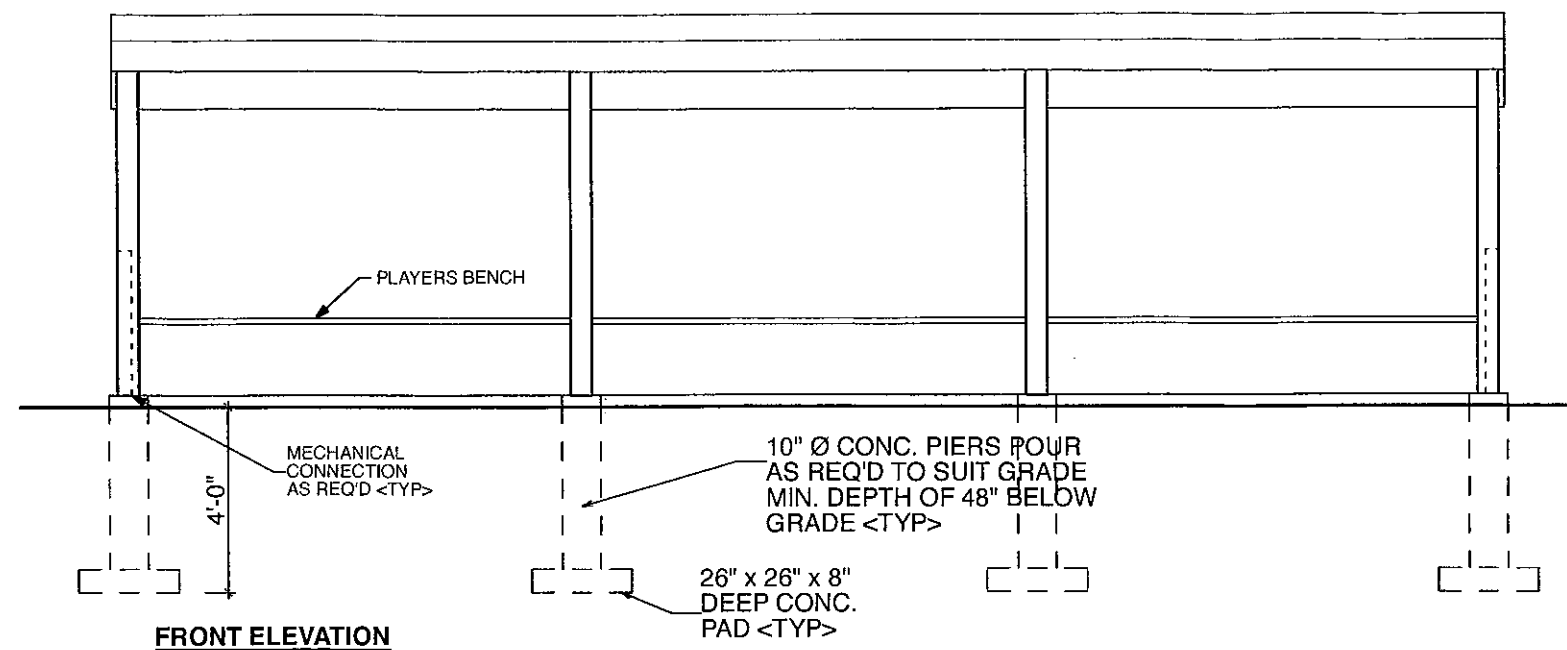
1. Drawing of proposed dugout structures
2. Bluevale Community Committee letter of request

OTHERS CONSULTED

Kirk Livingston, Chief Building Official
Ken Thompson, Bluevale Community Committee

Respectfully submitted,


Trevor Hallam,
CAO/Clerk



FOR : BLUEVALE REC	DATE : Friday, May 30, 2025	
PROJECT : PROPOSED DUGOUT PROJECT	DRAWN BY : B.S.	DWG#
		2
	SCALE : 1/4" = 1'-0"	

From: [Ken Thompson](#)
To: [Trevor Hallam](#)
Subject: Bluevale Community Committee Building Permit Waved
Date: Wednesday, June 11, 2025 10:41:30 AM

The BCC is requesting that the council wave the building permit fee for the replacement of the ball park dug outs.

Thanks for your consideration on this.

BCC

MUNICIPALITY OF MORRIS-TURNBERRY

REPORT TO COUNCIL

TO: Mayor and Council
PREPARED BY: Mike Alcock, Director of Public Works
DATE: June 17th, 2025
SUBJECT: Emergency Culvert Replacement – Elevator Line

RECOMMENDATION

That the Council of the Municipality of Morris-Turnberry accept the quotation of:

Armtec for the Supply and Delivery of one 20m long, 1400mm diameter, polymer coated, CSP Culvert, in the amount of \$15,756.00 (excluding HST).

and authorize Staff to execute the purchase order and all other required documents. .

EXECUTIVE SUMMARY:

On Friday June 6, I was informed that there was a pothole / sink hole on Elevator Line in the vicinity of the culvert that crosses Elevator Line. Typically, like an iceberg these cavities are usually much bigger below the surface. Morris-Turnberry staff was deployed with road closed signs in anticipation that the road would need to be closed.

Elevator Line is currently closed and will remain closed until the culvert can be replaced.

Culverts of this magnitude are not an “off the shelf culvert” and will take a matter of weeks at least to be manufactured and delivered.

The culvert that collapsed is located on the Bowes Drain where it crosses Elevator Line immediately north of Blyth Road CR25.

COMMENTS:

Since the culvert is located on a Municipal Drain, the Drainage Superintendent (Kirk Livingston) was consulted, and it was determined that the culvert could be replaced without any agency approvals being required due to the fact that it is a “like for like” emergency repair.

Culvert specifications were sent to the only three relevant CSP culvert manufacturers for our area and pricing was received by all three in a matter of days using an informal quotation procedure, in order to expediate the repair timelines.

The following table summarizes the tender prices received for Supply and Delivery of the Culvert:

	Contractor	Bid Price	Meets Specifications	Delivery Lead Time
1.	Armtec	\$15,756.00	Yes	Approx. 2 Weeks
2.	AIL	\$19,055.60	Yes	4-5 Weeks
3.	E.S. Hubbell		No	25-Jun-2025

Price Excluding HST

Armtec has provided similar products to the Municipality in the past with no issues.

MUNICIPALITY OF MORRIS-TURNBERRY REPORT TO COUNCIL

In addition to the Supply and Delivery of the culvert there will be additional costs in relation to the overall project of replacing the failed culvert.

Morris-Turnberry Public Works plan on installing the culvert using Public Works Staff and Equipment in addition to using some locally sourced hired equipment. Following installation of the Culvert a significant asphalt patch will be required.

We anticipate being able to reopen Elevator Line in 3 to 4 weeks.

Budget:

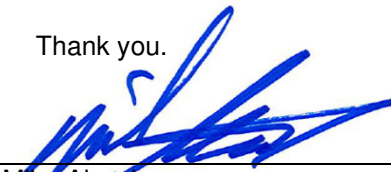
This in an unbudgeted emergency repair The Municipality of Morris-Turnberry intends on using the Bridge and Culvert Reserves to pay for any outstanding balance that cannot be absorbed in the current budget.

Since the entire project is within the limits of the road Allowance for the purpose of crossing Elevator Line, the entire cost is the responsibility of the Municipality and not the other drain users.

The budget impact for the supply and delivery of the 20m long, Polymer Coated CSP is \$16,033.31 (including 1.76% HST) based on estimated quantities.

The entire repair is expected to cost between \$40,000 and \$50,000.

Thank you.



Mike Alcock

Director of Public Works

Land Acknowledgement

Chair Michael Bannerman began the meeting by explaining that a new Land Acknowledgement has been prepared by the AMDSB Indigenous Education team after consultation with local community leaders, students and other individuals. This new wording can be found on the [Indigenous Education team website](#).

Good News

AMDSB Students Participate in Blyth Festival Art Gallery - Student Show

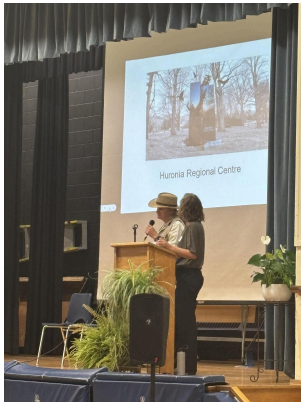
Trustee Robert Hunking was pleased to share that secondary students from across Huron and Perth participated in the 50th celebration of the Blyth Festival Art Gallery. Over 150 pieces of art were showcased between April 25 and May 10. The pieces featured a wide variety of mediums and methods, including (but not limited to) sculpture, photography, digital art, printmaking, crochet, drawing, painting and collage. From abstract compositions to realistic portraits, each piece invited viewers to engage with the artist's perspective. [Full details](#) were posted on the Festival's website, and the Student Show was also featured in a [Huron Citizen article](#).



Professional Activity Day - June 6, 2025

Director Graham Shantz was pleased to share that Friday's Professional Activity Day was a productive and engaging day of learning across the district. Elementary educators focused on preparing report cards, while secondary staff explored strategies to further support student achievement. Educational Assistants participated in role-specific workshops and heard from keynote speaker Joseph Lambert, who shared his lived experience at the Huronia Regional Centre, highlighting the importance of inclusion and the inherent value of all human lives.

Child and Youth Workers deepened their understanding of trauma-informed practices, including the use of sensory breaks. UNIFOR staff received critical training on electrical safety, clean water systems, and mental health awareness. Technical Resource Assistants focused on enhancing library spaces to be more culturally relevant and responsive. Additionally, the Huron OPP conducted an active training exercise at South Huron District High School. Director Shantz expressed gratitude for the strong partnerships with local police services as they carry out these essential exercises across the district.



Royal Canadian Legion Ceremony Review

Trustee Robert Hunking was pleased to attend the 51st Annual Ceremonial Review of the 2923 Exeter Royal Canadian Army Cadet Corps. The event featured Vice Principal John Gordon (South Huron District High School) as the Reviewing Officer. Trustee Hunking especially enjoyed the marching band and the many impressive elements of the ceremony.



Student Trustee Update

Sophia B. and Alexandra H. presented the Student Senate year-end report, highlighting key initiatives from the 2024–25 school year. Their focus on student mental health included creating and sharing one-page resources to support students throughout the year, as well as promoting a video on Pink Shirt Day to raise awareness about the importance of kindness. Alexandra also shared findings from an equity initiative, which revealed that cost is the primary barrier preventing students from participating in extracurricular activities like clubs and sports. The Student Senate hopes to continue this work next year, with a focus on fundraising to help eliminate financial barriers. The Board extended sincere thanks to all Student Senators for their leadership and hard work this year. Each senator received a small gift of appreciation, and the Board wished the graduating students all the best in their future endeavours.



Senior Staff Updates

North Perth Boundary Review Update

Senior Manager of Facilities Hugh Cox, and Josh Valenti from Watson & Associates presented a report in response to the Board's request at the May 27, 2025, meeting to explore additional options regarding the

North Perth Boundary Review. The full report is available on the Board website and can be viewed anytime at 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.

- Monday, June 23, 2025 at 2:30 p.m. – Special Board Meeting to discuss the North Perth Boundary Review
- Tuesday, June 24, 2025 at 4:15 p.m. – Regular Board Meeting and Committee of the Whole, Closed Session

Future Meetings/Events with Trustee Representation

- 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.
- Parent Involvement Committee – Tuesday, June 17, 2025 at 6:30 p.m. (online)
- Finance Committee – Wednesday, June 18, 2025 at 12:00 p.m.
- Supervised Alternative Learning (SAL) – Monday, June 23, 2025 at 8:30 a.m.

Outstanding Action Items
Open Session

June 17

Meeting Date	Action Item	Action By	Current Status	Next Step
May 20, 2025	Closure and Disposal or Roads and Lanes, Plan 100 Brussels	CAO	Notice published May 30	By-Law to close and sell certain portions returned to Council on June 17th.
June 3, 2025	Bluevale Hall Roof Replacement RFP	CAO	RFP issued, deadline for submissions July 30.	Report results to Council for direction.



CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 30-2025

Being a by-law to stop up and close a portion of the road allowances known as Lorne Street, Leckie Street, and certain Lanes in Plan 100, Brussels.

WHEREAS Section 34(1) of the Municipal Act 2001, S.O. 2001, c. 25 provides that a by-law permanently closing a highway does not take effect until a certified copy of the by-law is registered in the proper land registry office;

AND WHEREAS it is deemed expedient and in the interest of the Corporation of the Municipality of Morris-Turnberry, hereinafter referred to as the Municipality, that the parts of Lorne Street, Leckie Street, and certain Lanes described in schedule 'A' attached hereto and forming part of this by-law, hereinafter referred to as the subject lands, be permanently stopped up and closed;

AND WHEREAS in accordance with by-law 89-2019 of the Municipality, notice of the permanent closure of the subject lands was published in The Citizen on May 30th, 2025;

AND WHEREAS the subject lands are deemed to be non-viable property, as defined by by-law 88-2019 of the Municipality, and are exempt from the declaration, notice and valuation provisions thereof.

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

1. The parts of Lorne Street, Leckie Street, and certain Lanes described in Schedule 'A' attached hereto and forming part of this by-law are hereby stopped up and closed as public highways.
2. That the Clerk of the Municipality is hereby authorized to execute such documents as may be necessary to affect the closure of the highways described herein;
3. That this by-law will come into full force and effect upon its registration in the proper land registry office.

Read a FIRST and SECOND time this 17th day of June 2025

Read a THIRD time and FINALLY PASSED this 17th day of June 2025

Mayor, Jamie Heffer

Clerk, Trevor Hallam

SCHEDULE 'A'

Subject Lands being described as:

Lorne Street

LORNE ST PL 100 MORRIS ABUTTING LT 493, PL 100 & W OF PT 4, 22R2459,
PIN 41338-0104 (LT)

Leckie Street (Northern Portion)

LECKIE ST PL 100 MORRIS BTN LT 503, PL 100 & CHESTNUT ST
PIN 41338-0098 (LT)

Leckie Street (Southern Portion)

LECKIE ST PL 100 MORRIS BTN CHESTNUT ST & LORNE ST
PIN 41338-0101 (LT)

Lane (Southern Portion)

LANE PL 100 MORRIS BTN CHESTNUT ST & LORNE ST
PIN 41338-0102 (LT)

Lane (Northern Portion)

LANE PL 100 MORRIS BTN LT 481, PL 100 & CHESTNUT ST
PIN 41338-0103 (LT)



CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 31-2025

Being a by-law to authorize the sale and disposition of lands formerly known as Lorne Street, Leckie Street and Chestnut Street.

WHEREAS Section 268 of the *Municipal Act, 2001* requires every municipality with authority to sell land to pass a by-law establishing procedures, including giving notice to the public, governing the sale of land

AND WHEREAS it is deemed expedient and in the interest of the Corporation of the Municipality of Morris-Turnberry, hereinafter referred to as the Municipality, that parts of the lands formerly known as Lorne Street, Leckie Street and Chestnut Street described in schedule 'A' attached hereto and forming part of this by-law, hereinafter referred to as the subject lands, are surplus to the needs of the Municipality;

AND WHEREAS in accordance with by-law 89-2019 of the Municipality, notice of the permanent closure of the subject lands was published in The Citizen on May 30th, 2025;

AND WHEREAS the Council of the Municipality has passed by-law 30-2025, being a by-law to stop up and close a portion of the road allowances known as Lorne Street, Leckie Street, and certain Lanes in Plan 100, Brussels;

AND WHEREAS the subject lands are deemed to be non-viable property, as defined by by-law 88-2019 of the Municipality, and are exempt from the declaration, notice and valuation provisions thereof.

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

1. That the soil and freehold of the parts of Lorne Street, Leckie Street and Chestnut Street described in Schedule 'A' attached hereto and forming part of this by-law shall be sold to the persons listed in Schedule 'A' for the price of \$25,000.00 per acre plus all costs;
2. That upon sale, an 'Application to Consolidate Parcels' be registered on title to consolidate the subject lands with the properties listed in Schedule 'A'
3. That the Clerk of the Municipality is hereby authorized to execute such deeds or other documents as may be necessary to affect the conveyance of the land as described herein;
4. That this by-law will come into full force and effect upon the successful registration of by-law 30-2025 in the proper land registry office.

Read a FIRST and SECOND time this 17th day of June 2025

Read a THIRD time and FINALLY PASSED this 17th day of June 2025

Mayor, Jamie Heffer

Clerk, Trevor Hallam

SCHEDULE 'A'

SUBJECT LANDS BEING DESCRIBED AS:

Part of Lorne Street

PART OF LORNE ST PL 100 MORRIS ABUTTING LT 493, PL 100 & W OF PT 4, 22R2459, **being Part 7 on 22R7453**
PART OF PIN 41338-0104 (LT)

Part of Leckie Street (Northern Portion)

PART OF LECKIE ST PL 100 MORRIS BTN LT 503, PL 100 & CHESTNUT ST, **being Part 13 on 22R7453**
PIN 41338-0098 (LT)

Part of Leckie Street (Southern Portion)

PART OF LECKIE ST PL 100 MORRIS BTN CHESTNUT ST & LORNE ST, **being Part 9 on 22R7453**
PIN 41338-0101 (LT)

Part of Chestnut Street

PART OF CHESTNUT STREET STOPPED UP AND CLOSED BY HC152920 PLAN 100 MORRIS, BETWEEN LOT 498, PLAN 100 AND TURNBERRY STREET; SAVE AND EXCEPT PART 3 22R2459, **being Part 11 on 22R7453**
PART OF PIN 41338-0230 (LT)

SCHEDULE 'B'

SUBJECT LANDS TO BE SOLD TO:

HENRIETTA TERPSTRA
6930 ROAD 166
ATWOOD, ONTARIO
N0G 1B0

SCHEDULE ‘C’

SUBJECT LANDS TO BE CONSOLIDATED WITH:

LT 502 PL 100 MORRIS; LT 501 PL 100 MORRIS; LT 500 PL 100 MORRIS; LT 499
PL 100 MORRIS; LT 498 PL 100 MORRIS; PT LT 503 PL 100 MORRIS
Being Part 12 on 22R7453
PIN 41338-0087 (LT)

LT 493 PL 100 MORRIS; LT 494 PL 100 MORRIS; LT 495 PL 100 MORRIS; LT 496
PL 100 MORRIS; LT 497 PL 100 MORRIS
Being Part 8 on 22R7453
PIN 41338-0088 (LT)

LT 492 PL 100 MORRIS; LT 491 PL 100 MORRIS; LT 490 PL 100 MORRIS; LT 489
PL 100 MORRIS; LT 488 PL 100 MORRIS
Being Part 10 on 22R7453
PIN 41338-0089 (LT)

LT 487 PL 100 MORRIS; LT 486 PL 100 MORRIS; LT 485 PL 100 MORRIS; LT 484
PL 100 MORRIS; LT 483 PL 100 MORRIS; PT LT 482 PL 100 MORRIS
Being Part 14 on 22R7453
PIN 41338-0090 (LT)



CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 32-2025

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 17, 2025.

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 17, 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 17, 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 17, 2025

Read a THIRD time and FINALLY PASSED, June 17, 2025

Mayor, Jamie Heffer

Clerk, Trevor Hallam