



## MUNICIPALITY OF MORRIS-TURNBERRY

### COUNCIL AGENDA

Tuesday, July 6<sup>th</sup> 2021, 7:30 pm

The Council of the Municipality of Morris-Turnberry will meet electronically in regular session on the 6<sup>th</sup> day of July 2021, 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 July 6<sup>th</sup>, 2021 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 15<sup>th</sup>, 2021 Council Meeting Minutes as written.*

#### 5.0 **ACCOUNTS**

A copy of the July 6<sup>th</sup> accounts listing is attached.

*Moved by  
Seconded by*

*THAT the Council of the Municipality of Morris-Turnberry hereby approves for payment the July 6<sup>th</sup> accounts in the amount of \$458,852.32.*

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

##### 6.1 Zoning By-Law Amendment Public Meeting

1. Application MTu Z03-2021, Nu-Wood Carpentry Ltd (Errington)  
Plan 410, Park Lot 79, Lowertown  
58 Mary St, Wingham
2. Application MTu Z04-2021 Willem Bakker Properties  
Plan 410, Pk Lot 77, LowerTown  
Patrick Street btw Mary Street & Adelaide Street, Wingham
3. Application MTu Z05-2021 Wayne Mann  
Plan 410, Lot 248, 255, PT Lane, LowerTown  
173 Helena Street, Wingham

*Moved by  
Seconded by*

*THAT the Council of the Municipality of Morris-Turnberry hereby  
Adjourns their regular meeting of Council and opens a Public  
Meeting to consider Zoning By-Law Amendments MTu Z03-  
2021, MTu Z04-2021, and MTu Z05-2021.*

## **PUBLIC MEETING – ZONING BY-LAW AMENDMENT**

### 6.1.1 Call to Order

### 6.1.2 Declaration of Pecuniary Interest

### 6.1.3 Requirement

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

### 6.1.4 MTu Z03-2021 Nu-Wood Carpentry

We have provided Council with a report prepared by County Planner, Jennifer Burns with regards to the Zoning By-Law Amendment application submitted by Nu-Wood Carpentry Ltd.

### 6.1.5 Purpose

This application proposes to rezone 58 Mary Street (PL 410, Park Lot 79) in Lowertown, Wingham to allow for additional residential development. This application is a condition of a consent applications C56/20 and C57/20, the effect of which is the creation of five residential lots. This zoning by-law amendment application requires that the lots contain a maximum building footprint and building density, as per the requirements outlined in the submitted hydrogeology/nitrate study.

The conditionally approved new lots are proposed to be rezoned accordingly:

**Lot 1 & Lot 2:** Proposed to rezone from D (Development) to VR2-2 (Village Residential – Medium Density – Special Provisions) to allow for a triplex. The maximum total ground floor area of all buildings on each parcel zoned VR2-2 is 485 square metres.

**Lot 3 & Lot 4:** Proposed to rezone from D (Development) to VR1-17 (Village Residential-Low Density- Special Provisions) to allow for a single detached dwelling and accessory building. The maximum total ground floor area of all buildings on each parcel zoned VR1-17 is 298 square metres.

**Lot 5:** Proposed to rezone from D (Development) to VR1-18 (Village Residential- Low Density- Special Provisions) to allow for a single detached dwelling and accessory building. The maximum total ground floor area of all buildings is 187 square metres.

### 6.1.6 Application Process

An application was submitted by Nu-Wood Carpentry Ltd and was considered complete on June 16<sup>th</sup>, 2021.

Notice of the Public Meeting was mailed by the municipality to all property owners within 120m of the property on June 16<sup>th</sup>, 2021, and notice was posted on the subject property.

### 6.1.7 Comments

Huron County Planner  
Others  
Council's Questions and/or Comments

### 6.1.8 Recommendation of the Huron County Planner

It is recommended that zoning by-law amendment application Z03-2021 be **approved**.

#### 6.1.9 MTu Z04-2021 Willem Bakker Properties

We have provided Council with a report prepared by County Planner, Jennifer Burns with regards to the Zoning By-Law Amendment application submitted by Willem Bakker Properties.

#### 6.1.10 Purpose

This application proposes to rezone vacant parcel lot on Mary St (Plan 410, Park Lot 77; Patrick St between Mary St; and Adelaide St RP 22R6316; part 5) from Development (D) to VR1 (Village Residential - Low Density) and NE2 (Natural Environment – Limited Protection Zone) in Lowertown, Wingham. This application is a condition of a consent application, the effect of which will allow for the creation of three residential lots, each proposed to have a single-detached dwelling. The area of the subject property proposed to be rezoned to NE2 will include new plantings of trees and the naturalization of the area to buffer from the adjacent wetland. The subject property is 2.2 hectares (5.4 acres) in size and is currently vacant.

#### 6.1.11 Application Process

An application was submitted by Jonathan Eelman and was considered complete on June 16<sup>th</sup>, 2021.

Notice of the Public Meeting was mailed by the municipality to all property owners within 120m of the property on June 16<sup>th</sup>, 2021, and notice was posted on the subject property.

#### 6.1.12 Comments

Huron County Planner  
Others  
Council's Questions and/or Comments

#### 6.1.13 Recommendation of the Huron County Planner

It is recommended that zoning by-law amendment application Z04-2021 be **deferred**.

#### 6.1.14 MTu Z05-2021 Wayne Mann

We have provided Council with a report prepared by County Planner, Jennifer Burns with regards to the Zoning By-Law Amendment application submitted by Wayne Mann.

#### 6.1.15 Purpose

This application proposes to rezone 173 Helena Street, Wingham from Village Residential – Holding VR1-H to VR1(to remove the Holding designation) to allow for the construction of a personal shop (

#### 6.1.16 Application Process

An application was submitted by Wayne Mann and was considered complete on June 16<sup>th</sup>, 2021.

Notice of the Public Meeting was mailed by the municipality to all property owners within 120m of the property on June 16<sup>th</sup>, 2021, and notice was posted on the subject property.

#### 6.1.17 Comments

Huron County Planner  
Others  
Council's Questions and/or Comments

#### 6.1.18 Recommendation of the Huron County Planner

It is recommended that zoning by-law amendment application Z05-2021 be **approved**.

6.1.19 Close public meeting

*Moved by  
Seconded by*

*THAT the Council of the Municipality of Morris-Turnberry hereby closes the Public Meeting to consider Zoning By-Law Amendments MTu Z03-2021, MTu Z04-2021, MTu Z05-2021 and reconvenes its regular meeting of Council.*

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6.1.20 Consideration of Zoning By-Law Amendment MTu Z03-2021

*Moved by  
Seconded by*

*THAT leave be given to introduce By-Law # 34-2021, being a by-law to amend zoning by-law 45-2014, as amended, of the Municipality of Morris-Turnberry, and that it now be read severally a first, second, and third time, and finally passed this 6<sup>th</sup> day of July 2021.*

6.1.21 Consideration of Zoning By-Law Amendment MTu Z04-2021

*Moved by  
Seconded by*

*THAT leave be given to introduce By-Law # 38-2021, being a by-law to amend zoning by-law 45-2014, as amended, of the Municipality of Morris-Turnberry, and that it now be read severally a first, second, and third time, and finally passed this 6<sup>th</sup> day of July 2021.*

6.1.22 Consideration of Zoning By-Law Amendment MTu Z05-2021

*Moved by  
Seconded by*

*THAT leave be given to introduce By-Law # 35-2021, being a by-law to amend zoning by-law 45-2014, as amended, of the Municipality of Morris-Turnberry, and that it now be read severally a first, second, and third time, and finally passed this 6<sup>th</sup> day of July 2021.*

6.1.23 Effect of public and agency comments on the decision of Council

6.2 COMMITTEE OF ADJUSTMENT

Application MV03-2021, Golley Minor Variance  
Concession 1, Part Lot 28 RP22R3506A Part 3  
67 Queen Street, Bluevale

*Moved by  
Seconded by*

*THAT The Council of the Municipality of Morris-Turnberry hereby adjourns their Council Meeting and the Committee of Adjustment hereby opens a meeting to review application for minor variance MV03-2021, submitted by Michael and Rebecca Golley*

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**COMMITTEE OF ADJUSTMENT MEETING – MINOR VARIANCE**

6.2.1 Call to Order

6.2.2 Declaration of Pecuniary Interest

6.2.3 Purpose



To allow for the construction of a larger personal shop to be used for storage. The application proposes to increase the maximum height of the shop from 4.5m to 6m.

The specific variance requested is:

1. Relief from Section 14.5.3. To increase the maximum building Height from 4.5 metres to 6 metres.

#### 6.2.4 Application Process

An application for a Minor Variance was submitted by Michael and Rebecca Gollay and considered complete on June 23, 2021.

Notice of a Public Meeting was mailed by the municipality to all property owners within 60m of the property on June 24<sup>th</sup>, 2021 and notice was posted on the subject property.

A report has been prepared by Huron County Planner Jenn Burns regarding this application.

#### 6.2.5 Comments

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

#### 6.2.6 Recommendation

It is recommended that application MV03-2021 be approved with the following conditions:

1. The structure be located within the footprint contained on the sketch that accompanied the application;
2. The structure be constructed as per the elevation drawing submitted with the application;
3. The variance approval is valid for a period of 18 months from the date of Council's decision

#### 6.2.7 Committee of Adjustment Decision

*Moved by  
Seconded by*

*THAT The Committee of Adjustment of the Municipality of Morris-Turnberry, considering the variance to be minor, and 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 MV03-2021, submitted by Michael and Rebecca Golley, subject to the following conditions:*

- 1. The structure be located within the footprint contained on the sketch that accompanied the application;*
- 2. The structure be constructed as per the elevation drawing submitted with the application;*
- 3. The variance approval is valid for a period of 18 months from the date of Council's decision*

#### 6.2.8 Close Committee of Adjustment

*Moved by  
Seconded by*

*THAT The Committee of Adjustment hereby adjourns their meeting and the Council of the Municipality of Morris-Turnberry hereby reconvenes their Regular Council Meeting.*

**7.0 STAFF REPORTS**

## 7.1 CLERK

## 7.1.1 COVID-19 Update

A report has been prepared by CAO/Clerk Trevor Hallam in this regard for the information of Council.

**8.0 BUSINESS**

## 8.1 Brussels Morris and Grey Community Centre Lost Revenue Compensation

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

*Moved by  
Seconded by*

*THAT The Council of the Municipality of Morris-Turnberry hereby approves the use of Safe Restart Agreement funds from reserves to pay Morris-Turnberry's share of the lost revenue for the Brussels Morris and Grey Community Centre due to COVID-19 closures in 2020.*

## 8.2 Wingham Vaccination Clinic Update

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

**9.0 COUNCIL REPORTS**

Sharen Zinn

Jamie McCallum

Jim Nelemans

Kevin Freiburger

Jamie Heffer

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

## 10.1 Media Release – Bike Month – Huron County

## 10.2 Correspondence – Support for Renovations - Belmore Community Centre Arena Board

## 10.3 Correspondence – School Project Garbage Can Request – Lucas and Kade

## 10.4 Correspondence – Natural Gas Expansion Program – Enbridge Gas

## 10.5 Correspondence – Support for M-84 and C-313 – Peter Julian, MP

## 10.6 Correspondence – North Huron and Area Community Committee – United Way Perth-Huron

## 10.7 Minutes – Wingham and Area Health Professionals Recruitment Committee – March 22, 2021

## 10.8 Minutes – Saugueen Valley Conservation Authority Meeting – May 20, 2021

## 10.9 Board Meeting Highlights – AMSDB – June 22, 2021

## 10.10 Resolution – Lyme Disease – City of St. Catharines

## 10.11 Outstanding Action Items

**11.0 NEW BUSINESS**

## 11.1 Items to be placed on the agenda of the next regular Council meeting.

**12.0 BY-LAWS AND AGREEMENTS**

## 12.1 Simply voting Agreement

At the June 15<sup>th</sup> meeting, Council directed staff to return a by-law to authorize the execution of the agreement with Simply Voting Inc. for the 2022 Municipal Election

*Moved by  
Seconded by*

*THAT leave be given to introduce By-Law # 36-2021, being a by-law to adopt the Simply Voting Inc Agreement, and that it now be read severally a first, second, and third time, and finally passed this 6<sup>th</sup> day of July 2021.*

**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, with the CAO/Clerk remaining in attendance at p.m. for the purpose of discussing confidential matters pursuant to the following sections of the Municipal Act:*

1. *Section 239 (2) (b) regarding the personal matters about an identifiable individual.*
2. *Section 239 (2) (c) regarding the disposition of land by the municipality*

## 13.2 Return to open session.

*Moved by  
Seconded by*

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

## 13.3 Report and Action from Closed Session.

**14.0 CONFIRMING BY-LAW**

*Moved by  
Seconded by*

*THAT leave be given to introduce By-Law # 37-2021, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on July 6<sup>th</sup>, 2021, and that it now be read severally a first, second, and third time, and finally passed this 6<sup>th</sup> day of July 2021.*

**15.0 ADJOURNMENT**

*Moved by  
Seconded by*

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

**NEXT MEETINGS:**

Special Meeting of Council – Thursday July 8<sup>th</sup>, 2021, 7:30pm  
Regular Meeting of Council - Tuesday, July 20<sup>th</sup>, 2021, 7:30 pm  
Regular Meeting of Council - Tuesday, August 10<sup>th</sup>, 2021, 7:30 pm



## MUNICIPALITY OF MORRIS-TURNBERRY

### COUNCIL MINUTES

Tuesday, June 15<sup>th</sup> 2021, 7:30 pm

The Council of the Municipality of Morris-Turnberry met electronically in regular session on the 15<sup>th</sup> day of June 2021, at 7:30 pm.

#### **Council in Attendance**

Mayor Jamie Heffer  
Deputy Mayor Sharen Zinn  
Jamie McCallum  
Jim Nelemans  
Kevin Freiburger

#### **Staff in Attendance**

Trevor Hallam	CAO/Clerk
Kim Johnston	Deputy Clerk
Sean Brophy	Treasurer
Mike Alcock	Director of Public Works
Jenn Burns	Huron County Planner

#### **Others in Attendance**

Steve Wever	Applicant, MTu Z02-2021
Bethanee Jensen	
Ron Cook	
Rick Henbid	
Nancy Michie	
Nancy Bridge	Auditor, Seebach and Company
Mike Wilson	Wingham Advance Times
Denny Scott	Blyth Citizen

#### **1.0 CALL TO ORDER**

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

Mayor Heffer noted that Mike Wilson of the Wingham Advance Times disclosed the use of recording equipment for the purpose of writing articles to the Clerk in advance of the meeting.

#### **2.0 ADOPTION OF AGENDA**

*Motion 132-2021*

*Moved by Sharen Zinn  
Seconded by Kevin Freiburger*

*THAT the Council of the Municipality of Morris-Turnberry hereby adopts the agenda for the meeting of June 15<sup>th</sup>, 2021 as circulated.*

*Carried.*

#### **3.0 DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST**

None.

**4.0 MINUTES**

*Motion 133-2021*

*Moved by Jim Nelemans  
Seconded by Kevin Freiburger*

*THAT the Council of the Municipality of Morris-Turnberry hereby adopts the June 1<sup>st</sup>, 2021 Council Meeting Minutes as written.*

*Carried.*

**5.0 ACCOUNTS**

*Motion 134-2021*

*Moved by Sharen Zinn  
Seconded by Jamie McCallum*

*THAT the Council of the Municipality of Morris-Turnberry hereby approves for payment the June 15<sup>th</sup> accounts in the amount of \$1,114,260.20.*

*Carried.*

**6.0 PUBLIC MEETINGS AND DEPUTATIONS**

**6.1 Zoning By-Law Amendment Public Meeting**

Application MTu Z02-2021, GSP Group (Steve Wever) - Municipality of Morris-Turnberry Concession 5, Part of Lots 2 and 3, 61 Corbett Drive, Belgrave

*Motion 135-2021*

*Moved by Jim Nelemans  
Seconded by Kevin Freiburger*

*THAT the Council of the Municipality of Morris-Turnberry hereby Adjourns their regular meeting of Council and opens a Public Meeting to consider Zoning By-Law Amendment MTu Z02-2021.*

*Carried.*

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

**6.1.1 Call to Order**

Mayor Heffer called the public meeting to order at 7:33pm

**6.1.2 Declaration of Pecuniary Interest**

None.

**6.1.3 Requirement**

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

**6.1.4 MTu Z02-2021 Morris-Turnberry**

Council was provided with a report prepared by County Planner, Jennifer Burns with regards to the Zoning By-Law Amendment application submitted by the GSP Group – Steve Wever

#### 6.1.5 Purpose

This application proposes to rezone 61 Corbett Drive in the Settlement Area of Belgrave to allow for future residential development.

- a) Area 1: Rezone from VR1-3 to VR1, in part, as the VR1-3 Zone standards do not correspond with the size and dimensions of the VR1-3 zoned area and to apply appropriate permitted uses and zone standards to the portion of the subject property located north of Jane Street within the hamlet of Belgrave as a future residential lot;
- b) Area 2 & Area 8: Rezone from VR1-H, and AG2-1 to NE2-3, in part, to implement the recommendations of the Environmental Impact Study (EIS) prepared for the subject property and the recommended wetland buffers, and to limit permitted uses within the wetland buffer areas to septic systems as recommended in the study;
- c) Area 3, 4 & 7: Rezone from VR1-H, AG1 and AG2-1 to NE2, in part, to implement the recommendations of the EIS prepared for the subject property to restrict permitted uses within the natural areas and associated buffers recommended in the study as areas to be conserved in a natural state;
- d) Area 5: Rezone from AG2-1 to VR1-16, in part, to recognize the existing residential dwelling in the south portion of this part of the subject property and to permit the severance of a new lot for the existing residential dwelling and associated natural environment lands, recognizing that the frontage for said lot will be 20 metres at the east side of Corbett Drive / east end of Parker Drive until such time as a new internal public road is established by plan of subdivision;
- e) Area 6: Rezone from AG2-1 to D, in part, to zone the remaining vacant, developable area of the subject property for future residential development, which will require further re-zoning to establish appropriate permitted residential uses, lot standards and approval of a plan of subdivision, while recognizing the existing agricultural use of this area of the property.

#### 6.1.6 Application Process

An application was submitted by GSP Group, Steve Wever and was considered complete on May 18<sup>th</sup>, 2021.

Notice of the Public Meeting was mailed by the municipality to all property owners within 120m of the property on May 20<sup>th</sup>, 2021, and notice was posted on the subject property.

#### 6.1.7 Comments

Huron County Planner Jenn Burns presented her planning report to Council regarding the application and the planning considerations allowing for the rational and orderly expansion to the built up area of Belgrave, while protecting important Natural Environmental Features and Agricultural Lands. Ms. Burns explained neighbours comments/concerns

Steve Wever added the general purpose of the rezoning, laying ground work to implement the strategy that Council had laid out for the property, to allow some limited development. The Archeological resources found on property introduce additional constraints and are recognized in the re zoning. One area of archeological importance is in the area to be zoned for future development, with the intent of having a further re zoning and plan of subdivision of this section (6). There are some limitations due to services provided in Belgrave, which is reflected in lot sizes.

Bethanee Jensen explained concerns, stating that when this project started she had the understanding that there would be nothing built closer to her farm than what already exists. When she built her house on her farm, she had to follow Minimum Distance Separation (MDS) setbacks from neighbouring barns.

Ms. Burns explained that the MDS measurements are taken from the edge of the settlement area, which is not being changed through this rezoning. Therefore there will be no new setbacks due to development within the settlement area.

Ms. Jensen asked if the new built houses would be as far away as the nearest house on the north side of Brandon Road.

Ms. Burns explained that MDS requires a double the distance from the settlement boundary and new buildings within that boundary would not impact the farm.

Mayor Heffer explained that no matter where a house is built in the settlement area, the MDS will not change because it is to the boundary line of the settlement area.

Ms. Jensen stated that she believes there is a double standard here between her and the Municipality.

Mr. Wever explained that MDS is a Provincial requirement and document and is not affected by who owns the property, the rule is that you can build in the area under discussion because the MDS is to the boundary of the settlement area. Mr. Wever suggested putting an advisory in the Request for Proposal when selling the property, stating that there may be smell or noise from area farm properties close to the land for sale in an effort to inform potential buyers and avoid future complaints.

#### Council's Questions and/or Comments

Mayor Heffer asked Council if they agreed with placing an Advisory in the Request For Proposal for Lot #1. Councillor Nelemans was not aware of anyone else having this on title and suggested running it by lawyer before this was completed. Mr. Wever offered to provide examples that have been used elsewhere. He clarified that this measure is to inform the purchasers, there no legal consequences for the municipality. The advisory is an informal notice, on title but not legal binding. Councillor Freiburger noted that he didn't see any issue in including it.

Council directed CAO/Clerk Hallam to insert the advisory in the Request for Proposal when selling Lot 1.

#### 6.1.8 Recommendation of the Huron County Planner

It is recommended that zoning by-law amendment application Z02-2021 be **approved**.

#### 6.1.9 Close public meeting

*Motion 136-2021*

*Moved by Jamie McCallum  
Seconded by Jim Nelemans*

*THAT the Council of the Municipality of Morris-Turnberry hereby closes the Public Meeting to consider Zoning By-Law Amendment s MTu Z02-2021 and reconvenes its regular meeting of Council.*

*Carried.*

#### 6.1.10 Consideration of Zoning By-Law Amendment MTu Z02-2021

*Motion 137-2021*

*Moved by Kevin Freiburger  
Seconded by Jim Nelemans*

*THAT leave be given to introduce By-Law # 32-2021, being a by-law to amend zoning by-law 45-2014, as amended, of the Municipality of Morris-Turnberry, and that it now be read severally a first, second, and third time, and finally passed this 15<sup>th</sup> day of June 2021.*

*Carried.*

#### 6.2 MUNICIPAL AUDIT REPORT 2020

Nancy Bridge of Seebach and Company Chartered Professional Accountants presented the 2020 Financial Statements and Audit Report.

*Motion 138-2021*

*Moved by Kevin Freiburger  
Seconded by Sharen Zinn*

*THAT The Council of the Municipality of Morris-Turnberry accept the 2020 Audit Report as submitted by Nancy Bridge, Auditor, Seebach and Company Chartered Professional Accountants.*

*Carried.*

## **7.0 STAFF REPORTS**

### **7.1 CLERK**

#### **7.1.1 COVID-19 Update**

A report was presented by CAO/Clerk Trevor Hallam in this regard for the information of Council.

### **7.2 TREASURER**

#### **7.2.1 Energy Consumption and Greenhouse Gas Emissions Report**

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

*Motion 139-2021*

*Moved by Jim Nelemans  
Seconded by Jamie McCallum*

*THAT The Council of the Municipality of Morris-Turnberry accept the Energy Consumption and Greenhouse Gas Emissions Report as submitted by Treasurer Sean Brophy.*

*Carried.*

### **7.3 PUBLIC WORKS**

#### **7.3.1 Full Time Landfill/Public Works Operator**

A report was presented by the Director of Public Works, Mike Alcock in this regard.

Councillor Nelemans asked Mr. Alcock what will happen on stormy Wednesdays and Saturdays when the landfill is open. Mr. Alcock stated that most winter maintenance is completed by 9am, and that the compacting can be done a little later as volumes into landfill are less on stormy days.

Councillor Nelemans asked if there is always two people working at the landfill. He didn't believe the Municipality ever had issues with finding someone to work before at landfill. Mr. Alcock said it was a little bit harder to find a person this past time.

Deputy Mayor Zinn asked if it would be another \$20,000 for benefits on top of what was identified in Mr. Alcock's report. Mr. Alcock confirmed that benefits were not included in his estimates. He further stated that it wouldn't be the same title as Public Works Operator. The new position would be its own classification. The normal working hours would be Tuesday – Saturday and the position would get overtime the same as the Seasonal Operator receives now for overtime.

Councillor Nelemans stated he would like to try and hire a landfill attendant prior to creating a new full time position. Mr. Alcock explained the high cost of advertising and backfilling the position until someone is hired. Deputy Mayor Zinn requested the Municipality advertise with a small ad stating to contact the Municipality for more information.

Councillor Freiburger thought Mr. Alcock's proposal seemed like a creative solution to try and eliminate an issue with the lack of interest in seasonal positions.

Deputy Mayor Zinn asked where the extra \$8000 in the budget would come from. Mr. Alcock explained that with extra hours in the summer the Municipality will save on paying outside help/contractors.



Councillor Nelemans stated the Council receives feedback from ratepayers feeling the Municipality employs too many staff. Mayor Heffer pointed out that rate payers are not happy if maintenance is not completed or that the roads are not plowed in time either.

*Motion 140-2021*

*Moved by Kevin Freiburger  
Seconded by Jamie Heffer*

*That the Council of the Municipality of Morris-Turnberry hereby approves the creation of a new Full Time Landfill/Public Works Operator position to be placed at the same Pay Band level as the Rural Roads Operator;*

*And further that Council hereby authorizes the Director of Public Works to advertise and fill the position in accordance with the Municipality of Morris-Turnberry's Hiring policy upon completion of the current 6 week contract position for the Landfill / Public Works Operator.*

*Defeated.*

*Motion 141-2021*

*Moved by Jim Nelemans  
Seconded by Sharen Zinn*

*That the Council of the Municipality of Morris-Turnberry hereby directs the Director of Public Works to place an ad in the Newspaper to fill the existing position of Landfill Attendant.*

*Carried.*

## **8.0 BUSINESS**

### **8.1 2022 Election Service Provider**

A report was presented by Deputy Clerk Kim Johnston in this regard.

*Motion 142-2021*

*Moved by Sharen Zinn  
Seconded by Jim Nelemans*

*That the Council of the Municipality of Morris-Turnberry hereby directs staff to return a by-law to secure the services of Simply Voting for internet/telephone voting for the 2022 municipal and school board election.*

*Carried.*

## **9.0 COUNCIL REPORTS**

Sharen Zinn

The Ontario Municipal code of conduct meeting was postponed and rescheduled to June 17<sup>th</sup>, she is unable to attend the rescheduled date. Jim Nelemans will attend the meeting in Sharen's absence.

Attended the Doctor Recruitment meeting.

Jamie McCallum

Attended a Coalition for Huron Injury Prevention meeting on June 9<sup>th</sup>, 2021.

Jim Nelemans

None.

Kevin Freiburger

The BMG community committee is hosting a rib dinner July 13<sup>th</sup>. All proceeds are going to Recreation, nothing specific at this point.

Jamie Heffer

The BMG Community Centre received good news on June 7<sup>th</sup>, 2021 that money from Federal and Provincial government would be provided for renovations to Community Centre, the Committee will be doing additional fundraising to move forward with the project.

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

- 10.1 Media Release – Business Retention & Expansion Survey Coming to Huron County
- 10.2 Media Release – Have your Say Community Engagement – Huron County
- 10.3 Media Release – Supportive Housing Report – Social Research and Planning Council
- 10.4 Media Release - Canada and Ontario Invest Over \$26 Million to Support Regional Community Centres in Partnership with Parry Sound and Huron East
- 10.5 Correspondence – Thank you – Huron Perth Public Health
- 10.6 Correspondence – Affordable Housing – Habitat for Humanity
- 10.7 Correspondence – Board Meeting Highlights from Avon Maitland District School Board
- 10.8 Notice of Public Meeting – Rutling Holdings Minor Variance – North Huron
- 10.9 Resolution – Elimination of LPAT – Town of Halton Hills
- 10.10 Resolution – Bill 228, Banning Unencapsulated Polystyrene Foam – Township of The Archipelago
- 10.11 Resolution – Bill 279, Environmental Protection Amendment Act – Township of The Archipelago
- 10.12 Resolution – Capital Gains Tax on Primary Residence – Town of Fort Erie
- 10.13 Outstanding Action Items

*Motion 143-2021*

*Moved by Sharen Zinn  
Seconded by Jamie McCallum*

*That the Council of the Municipality of Morris-Turnberry hereby hereby supports and endorses the resolution of the Town of Fort Erie regarding the Federal Government cease further consideration of eliminating capital gains tax exemptions on primary residences.*

*Carried.*

## **11.0 NEW BUSINESS**

- 11.1 Items to be placed on the agenda of the next regular Council meeting.

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

- 12.1 By-law to adopt the Community Safety and Well-being.

At the June 1<sup>st</sup> meeting, Council directed staff to return a by-law to adopt the Community Safety and Well-being plan.

*Motion 144-2021*

*Moved by Sharen Zinn  
Seconded by Kevin Freiburger*

*THAT leave be given to introduce By-Law # 31-2021, being a by-law to adopt the Community Safety and Well-being plan, and that it now be read severally a first, second, and third time, and finally passed this 15<sup>th</sup> day of June 2021.*

*Carried.*

**13.0 CLOSED SESSION**

## 13.1 Enter closed session.

*Motion 145-2021**Moved by Jim Nelemans  
Seconded by Jamie McCallum**THAT the Council of the Municipality of Morris-Turnberry enter a closed session, with the CAO/Clerk remaining in attendance at 9:16p.m. for the purpose of discussing confidential matters pursuant to the following sections of the Municipal Act:*

1. *Section 239 (2) (b) regarding the personal matters about an identifiable individual.*
2. *Section 239 (2) (c) regarding the disposition of land by the municipality*
3. *Section 239 (2) (k) regarding negotiations to be carried on by the municipality.*

*Carried.*

## 13.2 Return to open session.

*Motion 146-2021**Moved by Sharen Zinn  
Seconded by Kevin Freiburger**THAT the Council of the Municipality of Morris-Turnberry rise from a closed session at 9:45 p.m.**Carried.*

## 13.3 Report and Action from Closed Session.

Council discussed one matter regarding identifiable individuals, one matter regarding the disposition of land and one matter regarding negotiations to be carried on by the Municipality. Direction was given to staff accordingly.

**14.0 CONFIRMING BY-LAW***Motion 147-2021**Moved by Jim Nelemans  
Seconded by Jamie McCallum**THAT leave be given to introduce By-Law # 33-2021, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on June 15<sup>th</sup>, 2021, and that it now be read severally a first, second, and third time, and finally passed this 15<sup>th</sup> day of June 2021.**Carried.***15.0 ADJOURNMENT***Motion 148-2021**Moved by Sharen Zinn  
Seconded by Kevin Freiburger**THAT the Council of the Municipality of Morris-Turnberry does now adjourn at 9:46 pm.*

NEXT MEETINGS:

Regular Meeting of Council – Tuesday July 6<sup>th</sup>, 2021, 7:30pm  
Regular Meeting of Council - Tuesday, July 20<sup>th</sup>, 2021, 7:30 pm

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Mayor, Jamie Heffer

---

Clerk, Trevor Hallam

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

July 6 2021

**General**

Bell Canada	Morris Office	437.32
Bell Canada	Emergency Lines	90.63
Bell Mobility	Cell Phone	63.56
Hydro One	Morris Office	177.55
Hydro One	Belgrave Development	80.65
Union Gas	Morris Office	15.16
Telizon	Long Distance Phone	7.07
Huron Clean	Office Cleaning	373.18
PBJ Cleaning Depot Inc.	Office Supplies	70.61
Orkin Canada	Pest Control	97.18
Midwestern Newspapers Corp	Advertisements	89.27
North Huron Publishing Company Inc.	Advertisements	7.91
Practica	Dog Waste Bags	182.25
BM Ross & Associates	Development Consultation	1,895.23
GSP Group	Belgrave Development	3,912.63
Donnelly Murphy	Legal	322.05
WDH Hospital Foundation	Health Professionals Recruitment	2,592.00
Bruce Whitmore	Wedding Solemnization	600.00
Township of North Huron	May Fire Calls	786.09
Minister of Finance	Policing - May	40,803.48
Minister of Finance	EHT - June 2021	637.61
WSIB	WSIB - June 2021	823.97

**Payroll**

June 23 2021	Payroll	17,119.01
	Expenses	44.25

**Council Pay**

Payroll	3,774.34
Expenses	418.72

**75,421.72**

**Building Department**

Bell Mobility	Cell Phones	144.07
Minister of Finance	EHT - June 2021	313.59
WSIB	WSIB - June 2021	458.32

**Payroll**

June 23 2021	Payroll	9,469.40
	Expenses	-

**Building Total**

**10,385.38**

**Property Standards**

Keppelcreek	Bylaw Enforcement	591.72
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**Property Standards Total**

**591.72**

**Drainage**

Hydro One	Hopper Pump	54.09
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**Drainage Total**

**54.09**

**Parks & Cemeteries**

Hydro One	Kinsmen Park	32.57
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**Parks & Cemeteries Total**

**32.57**

**Belgrave Water**

Bell Canada	Belgrave Water	123.50
Hydro One	Belgrave Water	1,273.71
Hydro One	Belgrave Water	41.74
Allstream	Belgrave Water	52.08
Veolia Water	Belgrave Water	5,320.80

**Water Total**

**6,811.83**

**Landfill**

Bell Mobility	Cell Phone	12.71
Hydro One	Morris Landfill	57.36
John McKercher Construction	Morris Landfill	5,502.08
RJ Burnside & Associates	Morris Landfill	4,617.39
Goderich Print Shop	Landfill Weigh Slips	542.40
Joe Kerr Ltd.	Compactor Maintenance	766.21

**Landfill Total** 11,498.15

**Roads**

Bell Canada	Morris Shop	218.66
Bell Canada	Turnberry Shop	90.64
Bell Mobility	Cell Phones	129.15
Union Gas	Turnberry Shop	40.31
Union Gas	Morris Shop	30.32
Hydro One	Morris Shop	355.11
HuronTel	Turnberry Shop Internet	66.56
AGO Industries Inc.	Safety Clothing	1,384.26
Joe Kerr Ltd	Gravel	83,158.54
Lynn Hoy Enterprises Ltd.	Parts for Water Tank	51.96
McGavin Farm Equipment	Culvert Replacement	84.75
Yard Boys Ltd.	Roadside Grass Cutting	11,017.50
Da-Lee Dust Control	Dust Control	18,897.07
Looby Builders Limited	Smuck Bridge (M230)	180,313.24
BM Ross & Associates Limited	Smuck Bridge (M230)	4,644.30
AJN Builders Inc.	Bridge Washing	16,950.00
Municipality of Morris-Turnberry	Turnberry Shop Water	102.67
Municipality of Morris-Turnberry	Municipal Drain Maintenance	9,635.45
Property Owner	Return Refundable Entrance Deposit	500.00
Minister of Finance	EHT - June 2021	801.98
WSIB	WSIB - June 2021	1,172.12

**Payroll**

June 23 2021	Payroll	24,412.27
	Expenses	-

**Roads Total** 354,056.86

**Account Total** 458,852.32

**Approved By Council:**

July 6 2021

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

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



## PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

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

www.huroncounty.ca

To: Morris-Turnberry Council

From: Jenn Burns, Planner

Date: June 30<sup>th</sup>, 2021

**Re: Zoning By-law Amendment Z03-2021 for 58 Mary Street, Lowertown**

Plan 410, Park Lot 79

Owner: Nu-Wood Carpentry Ltd. c/o Steve Errington

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### RECOMMENDATION

It is recommended that zoning by-law amendment application Z03-2021 be **approved**.

### PURPOSE

This application proposes to rezone 58 Mary Street (PL 410, Park Lot 79) in Lowertown, Wingham to allow for additional residential development. This application is a condition of a consent applications C56/20 and C57/20, the effect of which is the creation of five residential lots. This zoning by-law amendment application requires that the lots contain a maximum building footprint and building density, as per the requirements outlined in the submitted hydrogeology/nitrate study.

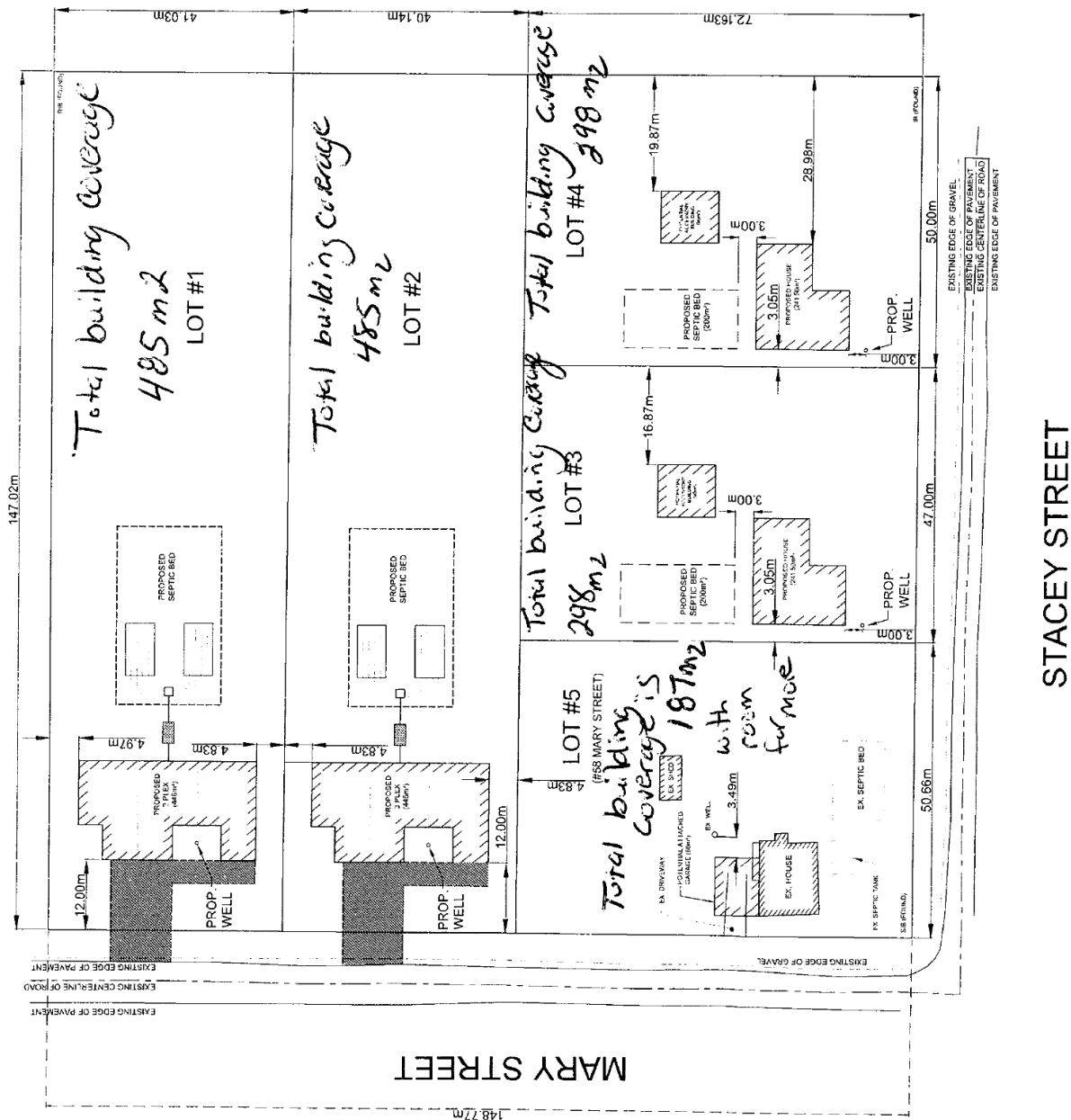
The conditionally approved new lots are proposed to be rezoned accordingly (see Schedule 5 for location references):

**Lot 1 & Lot 2:** Proposed to rezone from D (Development) to VR2-2 (Village Residential – Medium Density – Special Provisions) to allow for a triplex. The maximum total ground floor area of all buildings on each parcel zoned VR2-2 is 485 square metres.

**Lot 3 & Lot 4:** Proposed to rezone from D (Development) to VR1-17 (Village Residential- Low Density- Special Provisions) to allow for a single detached dwelling and accessory building. The maximum total ground floor area of all buildings on each parcel zoned VR1-17 is 298 square metres.

**Lot 5:** Proposed to rezone from D (Development) to VR1-18 (Village Residential- Low Density- Special Provisions) to allow for a single detached dwelling and accessory building. The maximum total ground floor area of all buildings is 187 square metres.

Figure 1 – Site Plan submitted with application



**REVIEW**

The subject property is designated Residential on Schedule B of the Morris-Turnberry Official Plan and is zoned D (Development) in the Morris-Turnberry Zoning By-law (Key Map- Lowertown). The 6 acre property currently contains one dwelling.

The Morris-Turnberry Official Plan and the Huron County Official Plan provide policies for the use of land that support the principle of promoting the long term future and flexibility of agriculture, the land resource, the economy and the community. The Morris-Turnberry Official Plan and the Provincial



Policy Statement 2020 (PPS) direct residential development to settlement areas. This ensures that the agricultural land is used for agriculture and that the settlement areas are the focus of residential development.

The PPS Section 1.1.3.1 states that settlement areas (such as Lowertown) shall be the focus of growth and development. The PPS also encourages the efficient use of land, infrastructure and public service facilities. This application will make use of settlement area lands and the existing road network. The applicant will be contributing to the upgrade and widening of Stacey Street to bring the road to a Municipal Standard. The applicant is required to enter in to a development agreement for the upgrade of the road as a condition of the consent. This application also proposes the maximum density possible from a servicing standpoint and therefore makes the most efficient use of land.

The PPS S.1.6.6.4 states “where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development.” This proposed development is considered to be infilling and minor rounding out of existing development. The property is situated within an existing Settlement Area boundary (Lowertown) and is surrounded by residential land use.

The property is 5.45 acres (22,055 square metres) in size and the minimum lot size in the Morris-Turnberry Zoning By-law is 1850 square metres for a single detached dwelling. At 5.45 acres, nearly 12 lots at 1850 square metres would fit on the property. This application is to rezone the property to allow for a total of 9 dwelling units based on servicing considerations and the soil conditions on the property. While the proposal makes the most of the existing property and space, there is no intensification on private services proposed. The proposed density of development is appropriate for the subject property and fits in with the surrounding area.

The applicant retained RJ Burnside & Associates to complete a hydrogeology/nitrate study to determine whether the soils on the subject property are suitable for conventional septic systems. The Nitrate Study was reviewed by the County Peer Reviewer. As a result of the study and soil conditions on the property, a total of 9 dwelling units with a maximum ground floor area of 1800 square metres on the entire property is the maximum density permitted. It is also recommended that the applicant investigate Low Impact Design as per the recommendations from the hydrogeology/nitrate study. Considering all of the above information, this application is consistent with the PPS.

The Morris Turnberry Official Plan and the Huron County Official Plan contain criteria for developing land within settlement area boundaries.

- The Morris Turnberry Official Plan S.6.5 (8) outlines standards for development in Lowertown. The standards include (not an exhaustive list); that the development must be compatible with surrounding uses, take place by consent, natural features to be protected, vehicle access provided by a public road developed to municipal standards, lot size sufficient to accommodate servicing over the long term, development agreement will be signed and registered on title to the satisfaction of the Municipality.

- This application conforms to the Morris-Turnberry and Huron County Official Plan.

At the time of writing this report, no concerns were received from neighbours or Municipal Staff. It is recommended that zoning by-law amendment application Z03-2021 be approved.

Sincerely,  
'original signed by'  
Jenn Burns, Planner



**ELECTRONIC PUBLIC MEETING CONCERNING A PROPOSED  
ZONING BY-LAW AMENDMENT AFFECTING THE MUNICIPALITY OF MORRIS-TURNBERRY**

**TAKE NOTICE** that Council of the Municipality of Morris-Turnberry will hold an electronic public meeting on **Tuesday July 6, 2021 at 7:30 p.m.** to consider a proposed Zoning By-law Amendment under Section 34 of the Planning Act, R.S.O. 1990, as amended. The amendment affects the Morris-Turnberry Zoning By-law.

**BE ADVISED** that the Council of the Corporation of the Municipality of Morris-Turnberry considered this application to be complete on June 4<sup>th</sup>, 2021.

**ANY PERSON** may attend the public meeting via telecommunication and/or make written or verbal representation either in support or in opposition to the proposed zoning by-law amendment.

**IF** a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Morris-Turnberry before the by-law is passed, the person or public body is not entitled to appeal the decision of the Municipality of Morris-Turnberry to the Local Planning Appeal Tribunal (LPAT).

**IF** a person or public body does not make an oral submission at a public meeting or make written submissions to the Municipality of Morris-Turnberry before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before LPAT unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**IF** you wish to be notified of the decision of the Municipality of Morris-Turnberry on the zoning by-law amendment, you must make a written request to the Municipality of Morris-Turnberry at the address listed below.

**Revised Procedure due to COVID-19 Pandemic**

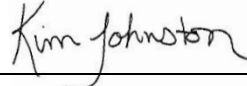
Council meetings are being held electronically in response to the current situation. Persons wishing to participate in the planning process are strongly encouraged to send their comments, questions or concerns via email, mail or telephone to Jenn Burns, Planner, at [jburns@huroncounty.ca](mailto:jburns@huroncounty.ca) (1-888-524-8394 ext. 3295) or to Trevor Hallam at [thallam@morristorynberry.ca](mailto:thallam@morristorynberry.ca).

If mailing comments, please address to: 41342 Morris Road, Brussels ON, N0G 1H0, Attention to Jenn Burns.

For those persons who wish to participate orally at the meeting, please register with CAO/Clerk Trevor Hallam by 12:30pm on July 6<sup>th</sup>. To join the electronic meeting; please see the instructions at [www.morristorynberry.ca](http://www.morristorynberry.ca) or call 519-887-6137.


**ADDITIONAL INFORMATION** relating to the proposed by-law amendment is available for inspection at [www.morristorynberry.ca](http://www.morristorynberry.ca), or please call 519-887-6137 for additional methods to review the materials.

Dated at the Municipality of Morris-Turnberry this 15<sup>th</sup> day of June, 2021.



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Kim Johnston, Deputy Clerk  
Municipality of Morris-Turnberry, RR#4,  
Brussels, ON N0G 1H0, (519)-887-6137.



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Trevor Hallam, CAO/Clerk  
Municipality of Morris-Turnberry,  
RR#4, Brussels, ON N0G 1H0  
(519)-887-6137

### **PURPOSE AND EFFECT**

This application proposes to rezone 58 Mary Street (PL 410, Park Lot 79) in Lowertown, Wingham to allow for additional residential development. This application is a condition of a consent applications C56/20 and C57/20, the effect of which is the creation of five residential lots. This zoning by-law amendment application requires that the lots contain a maximum building footprint and building density, as per the requirements outlined in the submitted hydrogeology/nitrate study.

The conditionally approved new lots are proposed to be rezoned accordingly (see Schedule 5 for location references):

**Lot 1 & Lot 2:** Proposed to rezone from D (Development) to VR2-2 (Village Residential – Medium Density – Special Provisions) to allow for a triplex. The maximum total ground floor area of all buildings on each parcel zoned VR2-2 is 485 square metres.

**Lot 3 & Lot 4:** Proposed to rezone from D (Development) to VR1-17 (Village Residential- Low Density- Special Provisions) to allow for a single detached dwelling and accessory building. The maximum total ground floor area of all buildings on each parcel zoned VR1-17 is 298 square metres.

**Lot 5:** Proposed to rezone from D (Development) to VR1-18 (Village Residential- Low Density- Special Provisions) to allow for a single detached dwelling and accessory building. The maximum total ground floor area of all buildings is 187 square metres.



## THE CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

### BY-LAW 34 – 2021

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

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

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

1. This by-law shall apply to part of Plan 410, Park Lot 79, Lowertown, in the Municipality of Morris-Turnberry and is comprised of Schedules 1-4.
2. By-law 45-2014 is hereby amended by changing the zone symbol from D (Development) to VR1-17 (Village Residential - Low Density –Special Zone) and to VR2-2 (Village Residential – Medium Density –Special Zone) on the lands identified as ‘zone change to VR1-16’ and ‘zone change to VR2-2’ on the attached Schedule 3.
3. By-law 45-2014 is hereby amended by the addition of the following:

#### Section 14.7.17 VR1-17 Lowertown Key Map

Notwithstanding the provisions to the contrary, on each parcel zoned VR1-17, one single detached dwelling and accessory building is permitted. The maximum total ground floor area of all buildings on each lot zoned VR1-17 is 298 square metres.

#### Section 14.7.18 VR1-18 Lowertown Key Map

Notwithstanding the provisions to the contrary, the VR1-18 zone allows for one single detached dwelling and accessory building. The maximum total ground floor area of all buildings within the VR1-18 zone is 187 square metres.

Section 15.7.2 VR2-2 Lowertown Key Map

Notwithstanding the provisions to the contrary, a maximum of three dwelling units and buildings and structures accessory to the dwelling units are permitted on each parcel zoned VR2-2. The maximum total ground floor area of all buildings on each lot zoned VR2-2 is 485 square metres.

4. Key Map – Lowertown, By-law 45-2014 is hereby amended as shown on the attached Schedule 3 of this by-law.
5. All other provisions of By-law 45-2014 shall apply.
6. This by-law shall come into force pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

**Read a FIRST and SECOND time this 6<sup>th</sup> day of July, 2021**

**Read a THIRD time and FINALLY PASSED this 6<sup>th</sup> day of July, 2021**

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Mayor, Jamie Heffer

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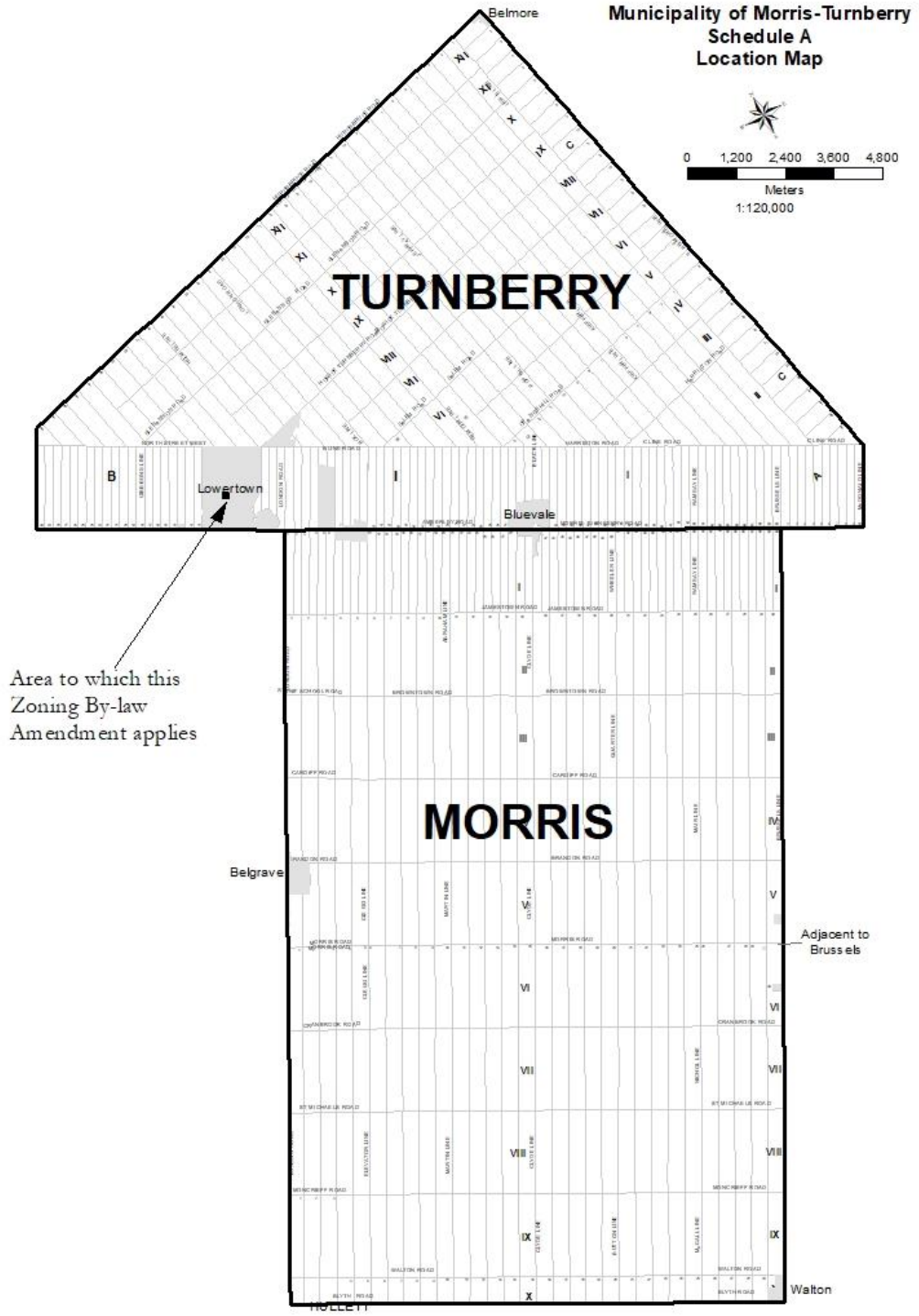
Clerk, Trevor Hallam

**SCHEDULE 1**  
**CORPORATION OF THE MUNICIPALITY OF**  
**MORRIS-TURNBERRY**  
**BY-LAW NO. 34 - 2021**

By-law No 34 - 2021 has the following purpose and effect:

1. This application proposes to rezone 58 Mary Street (PL 410, Park Lot 79) in Lowertown, Wingham to allow for additional residential development. This application is a condition of a consent applications C56/20 and C57/20, the effect of which is the creation of five residential lots. This zoning by-law amendment application requires that the lots contain a maximum building footprint and building density, as per the requirements outlined in the submitted hydrogeology/nitrate study.  
The conditionally approved new lots are proposed to be rezoned accordingly (see Schedule 5 for location references):  
**Lot 1 & Lot 2:** Proposed to rezone from D (Development) to VR2-2 (Village Residential – Medium Density – Special Provisions) to allow for a triplex. The maximum total ground floor area of all buildings on each parcel zoned VR2-2 is 485 square metres.  
**Lot 3 & Lot 4:** Proposed to rezone from D (Development) to VR1-17 (Village Residential- Low Density- Special Provisions) to allow for a single detached dwelling and accessory building. The maximum total ground floor area of all buildings on each parcel zoned VR1-17 is 298 square metres.  
**Lot 5:** Proposed to rezone from D (Development) to VR1-18 (Village Residential- Low Density- Special Provisions) to allow for a single detached dwelling and accessory building. The maximum total ground floor area of all buildings is 187 square metres.
2. This by-law amends the Municipality of Morris-Turnberry Zoning By-law 45-2014. All other zone provisions apply.
3. The location map and key map showing the location to which this by-law applies are found on the following pages and are entitled Schedule 2 and Schedule 3.

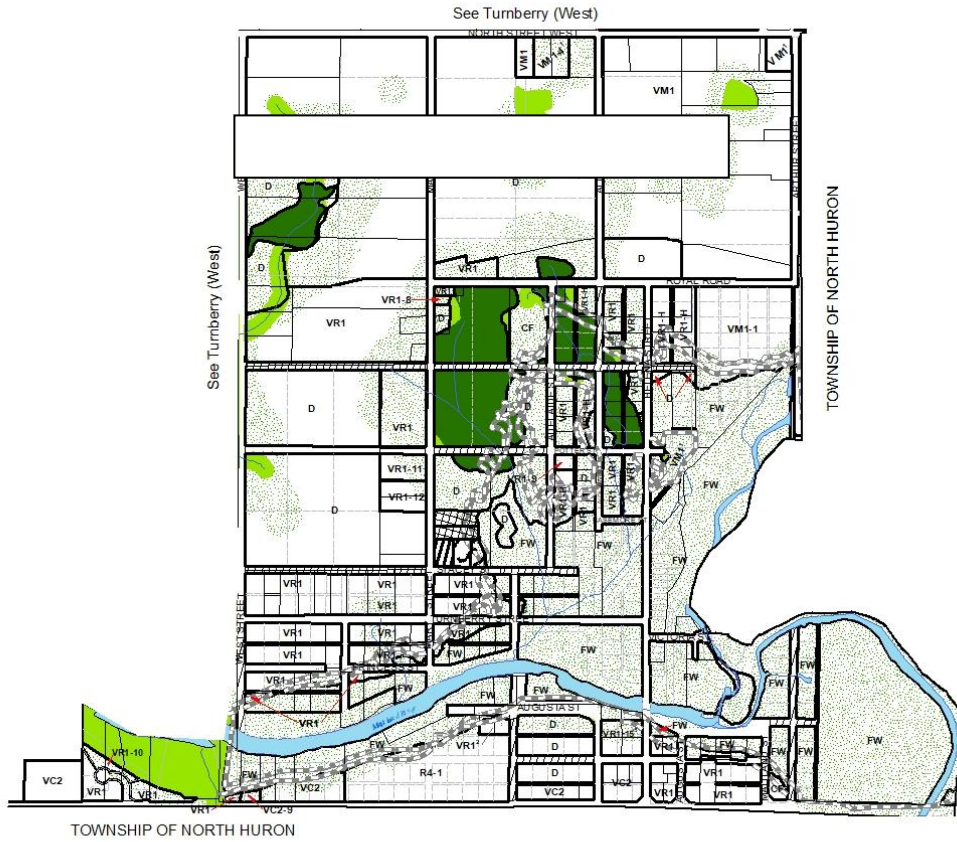
**SCHEDULE 2**  
**THE CORPORATION OF THE**  
**MUNICIPALITY OF MORRIS-TURNBERRY**  
**BY-LAW NO. 34 - 2021**



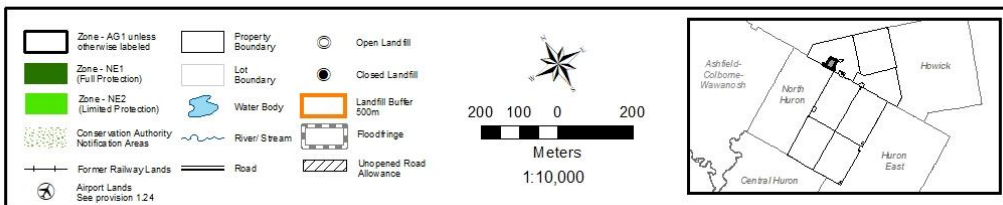


**SCHEDULE 3**  
**THE CORPORATION OF THE**  
**MUNICIPALITY OF MORRIS-TURNBERRY**  
**BY-LAW No. 34 - 2021**

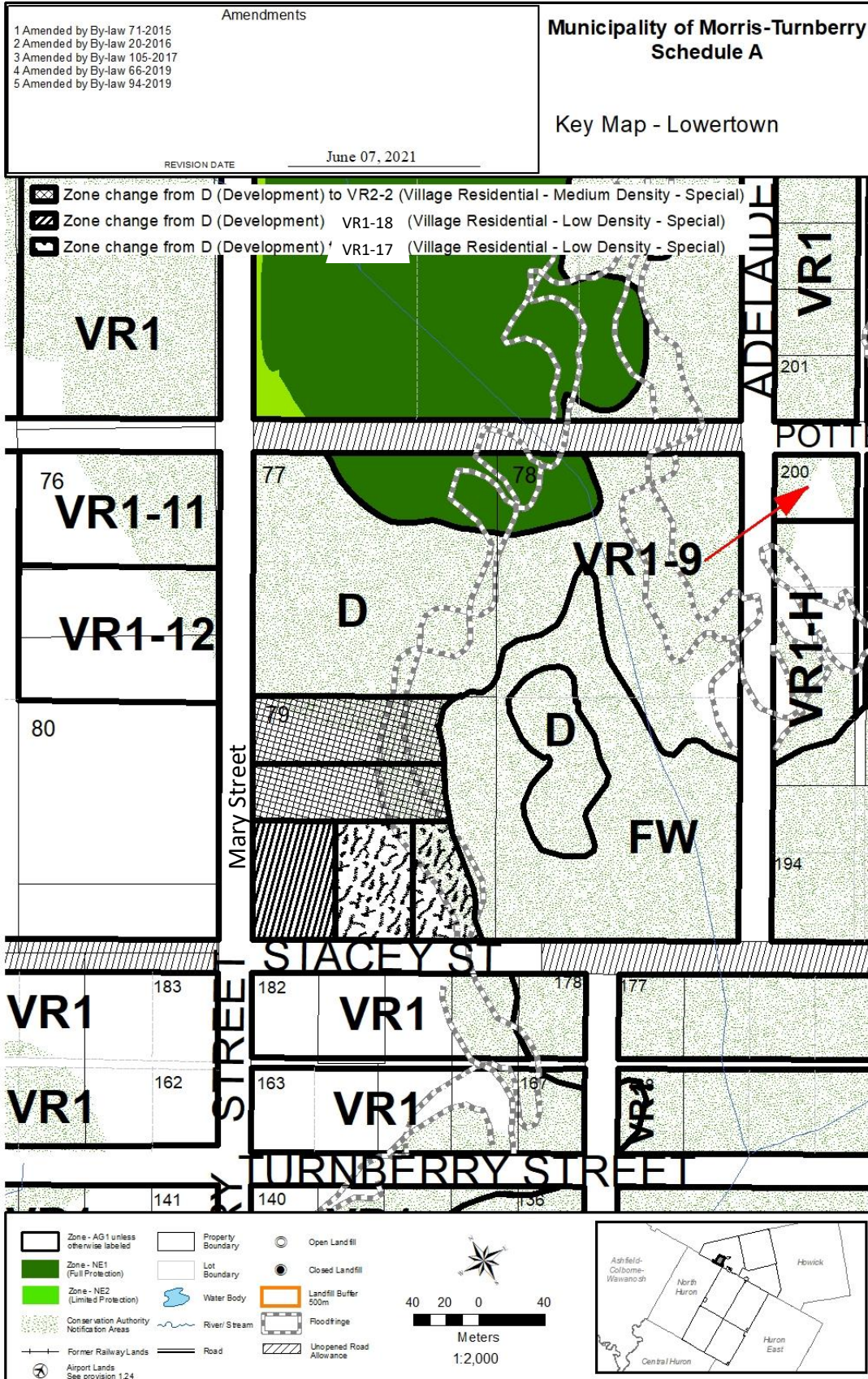
<p style="text-align: center;">Amendments</p> <p>1 Amended by By-law 71-2015                  2 Amended by By-law 20-2016                  3 Amended by By-law 105-2017                  4 Amended by By-law 66-2019                  5 Amended by By-law 94-2019</p>	<p><b>Municipality of Morris-Turnberry</b>  <b>Schedule A</b></p> <p>Key Map - Lowertown</p>
<p style="text-align: center;">REVISION DATE <u>June 07, 2021</u></p>	



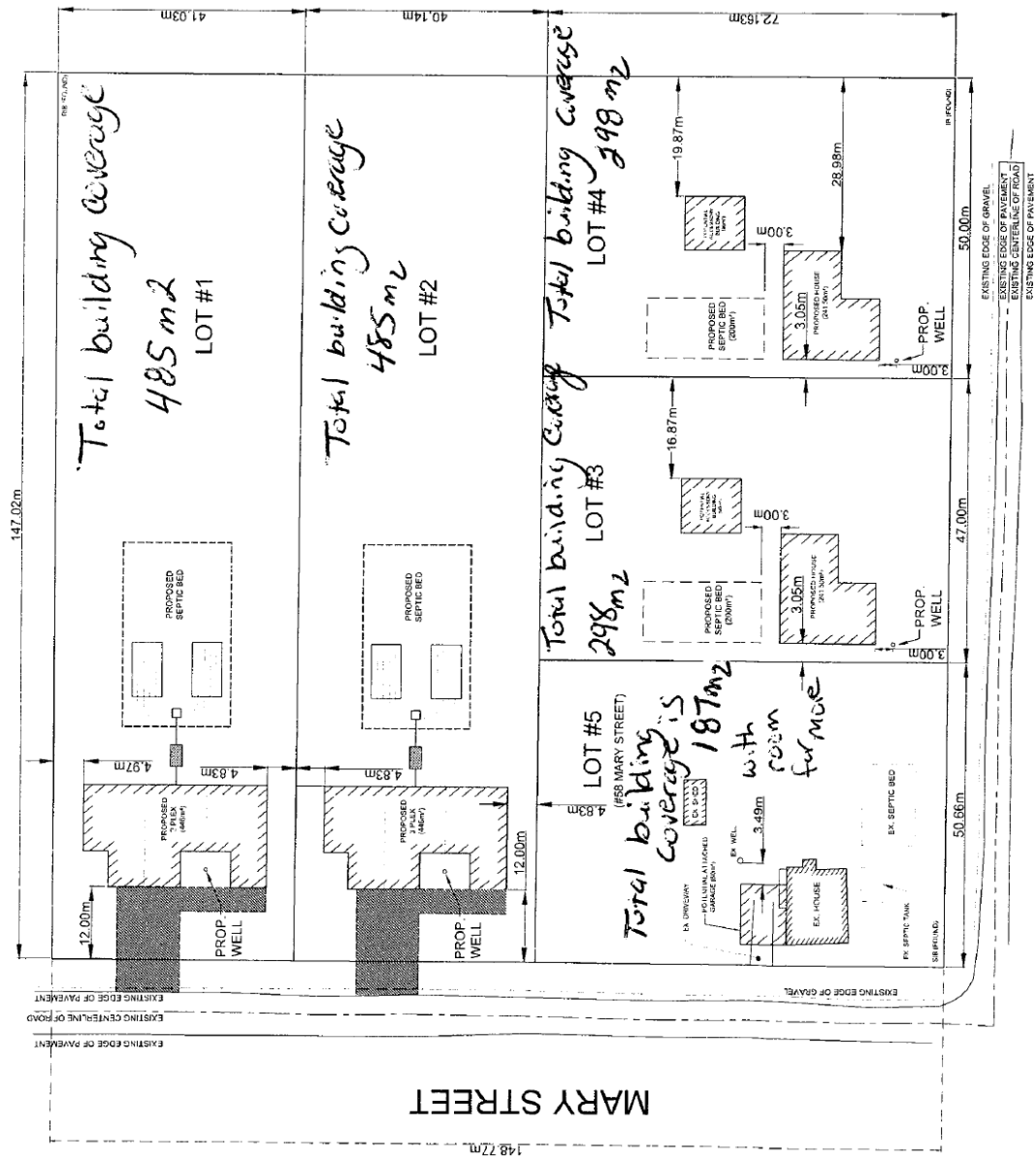
- Zone change from D (Development) to VR2-2 (Village Residential - Medium Density - Special)
- Zone change from D (Development) VR1-18 Village Residential - Low Density - Special
- Zone change from D (Development) VR1-17 Village Residential - Low Density - Special



**SCHEDULE 4**  
**THE CORPORATION OF THE**  
**MUNICIPALITY OF MORRIS-TURNBERRY**  
**BY-LAW No. 34 - 2021**



SCHEDULE 5 – Concept Plan submitted by Applicant  
THE CORPORATION OF THE  
MUNICIPALITY OF MORRIS-TURNBERRY  
BY-LAW No. 34 - 2021



MARY STREET

STACEY STREET





## 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: Morris-Turnberry Council

From: Jenn Burns, Planner

Date: June 30<sup>th</sup>, 2021

**Re: Zoning By-law Amendment Z04-2021 for Plan 410, Park Lot 77; Patrick St between Mary St; and Adelaide St RP 22R6316; Part 5, Lowertown**

Owner: Willem Bakker Properties

Applicant: Jonathan Eelman (Precision Builders)

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### RECOMMENDATION

It is recommended that zoning by-law amendment application Z04-2021 be **deferred** to allow for more time to investigate concerns raised by the neighbours and for time to mail additional materials to the neighbours.

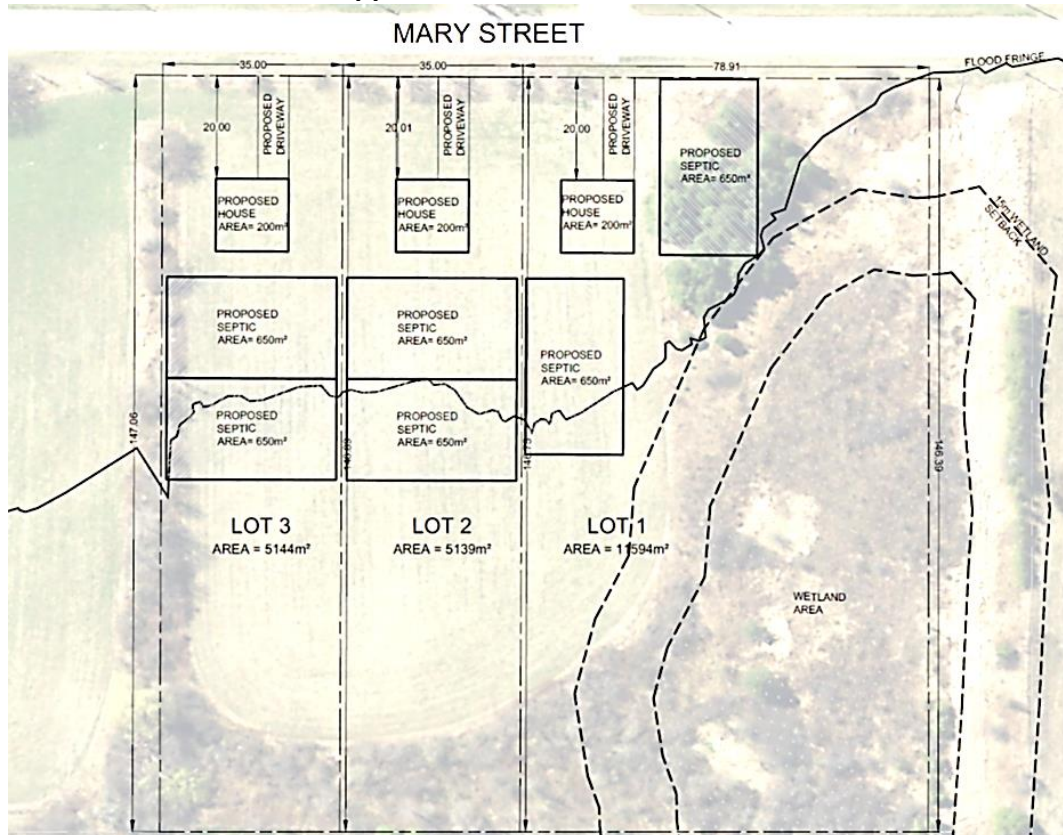
### PURPOSE

This application proposes to rezone a vacant parcel lot on Mary St (Plan 410, Park Lot 77; Patrick St between Mary St; and Adelaide St RP 22R6316; part 5) from Development (D) to VR1 (Village Residential - Low Density) and NE2 (Natural Environment – Limited Protection Zone) in Lowertown, Wingham. This application is a condition of a consent application (file C53-21), the effect of which will allow for the creation of three residential lots, each proposed to have a single-detached dwelling. The area of the subject property proposed to be rezoned to NE2 will include new plantings of trees and the naturalization of the area to buffer from the adjacent wetland. The subject property is 2.2 hectares (5.4 acres) in size and is currently vacant.

Figure 1 – Airphoto of the subject property



Figure 2 – Site Plan submitted with application



## REVIEW

The subject property is designated Residential on Schedule B of the Morris-Turnberry Official Plan and is zoned D (Development) in the Morris-Turnberry Zoning By-law (Key Map- Lowertown). The approximately 6 acre property is currently vacant.

As a result of the circulation of the subject application and the corresponding consent application (C53/21) neighbours Jordan Errington, Cheryl Inglis & Jason Armstrong submitted letters of concern regarding the subject application. Concerns from the neighbours include:

- Septic beds located within the flood fringe & location of the septic systems;
- Amount of fill required for the development;
- Stormwater Management;
- Impact to the wildlife, including deer and frog species on the property;

The applicant has been informed of the concerns raised. It is recommended that zoning by-law amendment application Z04-2021 be **deferred** to allow for more time to investigate concerns raised by the neighbours. More time is also required to mail additional/updated materials to the neighbours.

Sincerely,  
'original signed by'

Jenn Burns, Planner



**ELECTRONIC PUBLIC MEETING CONCERNING A PROPOSED  
ZONING BY-LAW AMENDMENT AFFECTING THE MUNICIPALITY OF MORRIS-TURNBERRY**

**TAKE NOTICE** that Council of the Municipality of Morris-Turnberry will hold an electronic public meeting on **Tuesday July 6, 2021 at 7:30 p.m.** to consider a proposed Zoning By-law Amendment under Section 34 of the Planning Act, R.S.O. 1990, as amended. The amendment affects the Morris-Turnberry Zoning By-law.

**BE ADVISED** that the Council of the Corporation of the Municipality of Morris-Turnberry considered this application to be complete on June 4<sup>th</sup>, 2021.

**ANY PERSON** may attend the public meeting via telecommunication and/or make written or verbal representation either in support or in opposition to the proposed zoning by-law amendment.

**IF** a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Morris-Turnberry before the by-law is passed, the person or public body is not entitled to appeal the decision of the Municipality of Morris-Turnberry to the Local Planning Appeal Tribunal (LPAT).

**IF** a person or public body does not make an oral submission at a public meeting or make written submissions to the Municipality of Morris-Turnberry before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before LPAT unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**IF** you wish to be notified of the decision of the Municipality of Morris-Turnberry on the zoning by-law amendment, you must make a written request to the Municipality of Morris-Turnberry at the address listed below.

**Revised Procedure due to COVID-19 Pandemic**

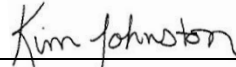
Council meetings are being held electronically in response to the current situation. Persons wishing to participate in the planning process are strongly encouraged to send their comments, questions or concerns via email, mail or telephone to Jenn Burns, Planner, at [jburns@huroncounty.ca](mailto:jburns@huroncounty.ca) (1-888-524-8394 ext. 3295) or to Trevor Hallam at [thallam@morristorynberry.ca](mailto:thallam@morristorynberry.ca).

If mailing comments, please address to: 41342 Morris Road, Brussels ON, N0G 1H0, Attention to Jenn Burns.

For those persons who wish to participate orally at the meeting, please register with CAO/Clerk Trevor Hallam by 12:30pm on July 6<sup>th</sup>. To join the electronic meeting; please see the instructions at [www.morristorynberry.ca](http://www.morristorynberry.ca) or call 519-887-6137.

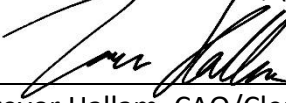
**ADDITIONAL INFORMATION** relating to the proposed by-law amendment is available for inspection at [www.morristorynberry.ca](http://www.morristorynberry.ca), or please call 519-887-6137 for additional methods to review the materials.

Dated at the Municipality of Morris-Turnberry this 15<sup>th</sup> day of June, 2021.



---

Kim Johnston, Deputy Clerk  
Municipality of Morris-Turnberry, RR#4,  
Brussels, ON N0G 1H0, (519)-887-6137.



---

Trevor Hallam, CAO/Clerk  
Municipality of Morris-Turnberry,  
RR#4, Brussels, ON N0G 1H0  
(519)-887-6137

**PURPOSE AND EFFECT**

This application proposes to rezone a vacant parcel lot on Mary St (Plan 410, Park Lot 77; Patrick St between Mary St; and Adelaide St RP 22R6316; part 5) from Development (D) to VR1 (Village Residential - Low Density) and NE2 (Natural Environment – Limited Protection Zone) in Lowertown, Wingham. This application is a condition of a consent application, the effect of which will allow for the creation of three residential lots, each proposed to have a single-detached dwelling. The area of the subject property proposed to be rezoned to NE2 will include new plantings of trees and the naturalization of the area to buffer from the adjacent wetland. The subject property is 2.2 hectares (5.4 acres) in size and is currently vacant.





**THE CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY  
BY-LAW 38 – 2021**

---

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

---

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

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

1. This by-law shall apply to part of Plan 410, Park Lot 77; Patrick St between Mary St; and Adelaide St RP 22R6316; part 5, Lowertown, in the Municipality of Morris-Turnberry and is comprised of Schedules 1-3.
2. By-law 45-2014 is hereby amended by changing from D (Development) to VR1 (Village Residential - Low Density) and NE2 (Natural Environment – Limited Protection Zone). The zone symbol of the lands identified as ‘zone change to VR1’ and ‘zone change to NE2’ on the attached Schedule 3.
3. Key Map – Lowertown, By-law 45-2014 is hereby amended as shown on the attached Schedule 3 of this by-law.
4. All other provisions of By-law 45-2014 shall apply.
5. This by-law shall come into force pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

**Read a FIRST and SECOND time this 6<sup>th</sup> day of July, 2021**

**Read a THIRD time and FINALLY PASSED this 6<sup>th</sup> day of July, 2021**

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Mayor, Jamie Heffer

---

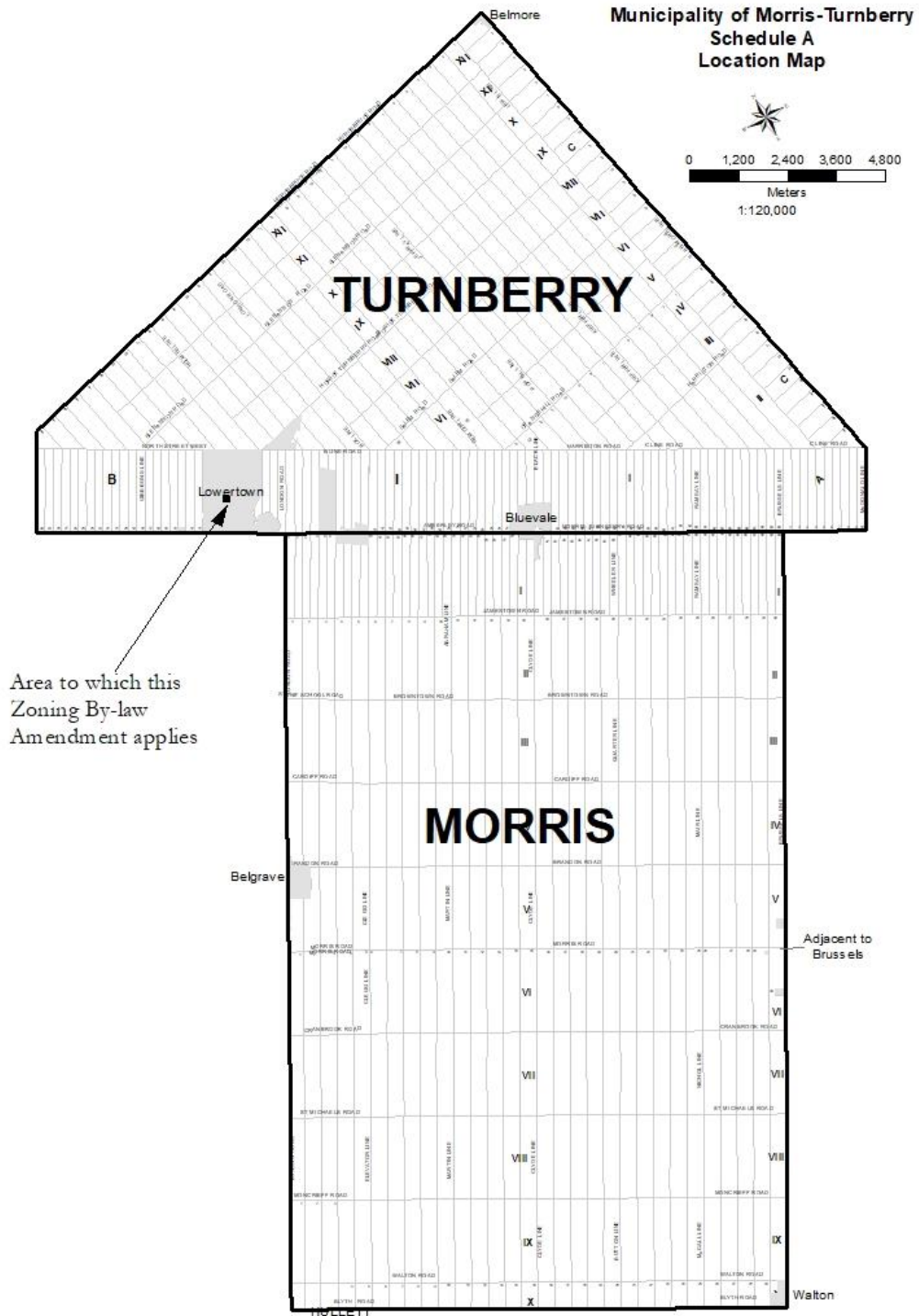
Clerk, Trevor Hallam

**SCHEDULE 1**  
**CORPORATION OF THE MUNICIPALITY OF**  
**MORRIS-TURNBERRY**  
**BY-LAW No. 38 - 2021**

By-law No 38 - 2021 has the following purpose and effect:

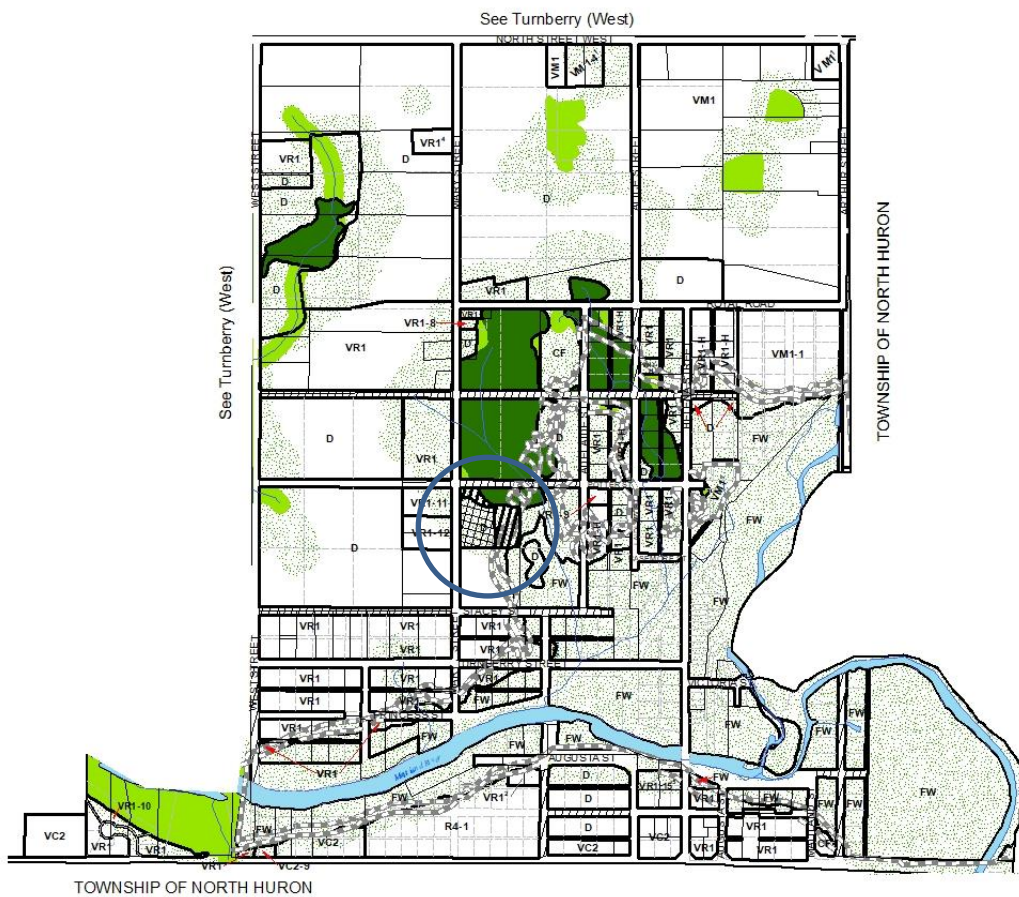
1. This application proposes to rezone a vacant parcel lot on Mary St (Plan 410, Park Lot 77; Patrick St between Mary St; and Adelaide St RP 22R6316; part 5) from Development (D) to VR1 (Village Residential - Low Density) and NE2 (Natural Environment – Limited Protection Zone) in Lowertown, Wingham. This application is a condition of a consent application, the effect of which will allow for the creation of three residential lots, each proposed to have a single-detached dwelling. The area of the subject property proposed to be rezoned to NE2 will include new plantings of trees and the naturalization of the area to buffer from the adjacent wetland. The subject property is 2.2 hectares (5.4 acres) in size and is currently vacant.
2. This by-law amends the Municipality of Morris-Turnberry Zoning By-law 45-2014. All other zone provisions apply.
3. The location map and key map showing the location to which this by-law applies are found on the following pages and are entitled Schedule 2 and Schedule 3.

**SCHEDULE 2**  
**THE CORPORATION OF THE**  
**MUNICIPALITY OF MORRIS-TURNBERRY**  
**BY-LAW No. 38 - 2021**

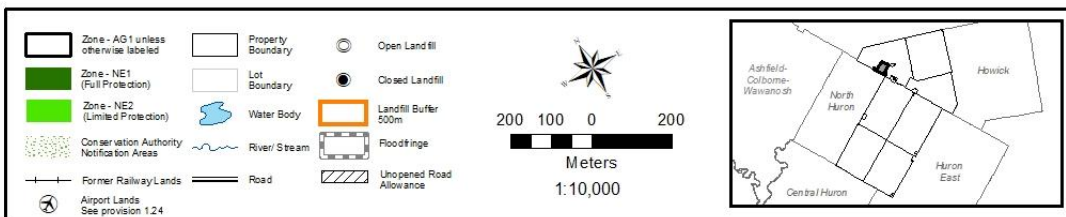


**SCHEDULE 3**  
**THE CORPORATION OF THE**  
**MUNICIPALITY OF MORRIS-TURNBERRY**  
**BY-LAW No. 38 - 2021**

<p style="text-align: center;">Amendments</p> <p>1 Amended by By-law 71-2015          2 Amended by By-law 20-2016          3 Amended by By-law 105-2017          4 Amended by By-law 66-2019          5 Amended by By-law 94-2019</p>	<p><b>Municipality of Morris-Turnberry</b>  <b>Schedule A</b></p> <p>Key Map - Lowertown</p>
<p>REVISION DATE <u>June 08, 2021</u></p>	



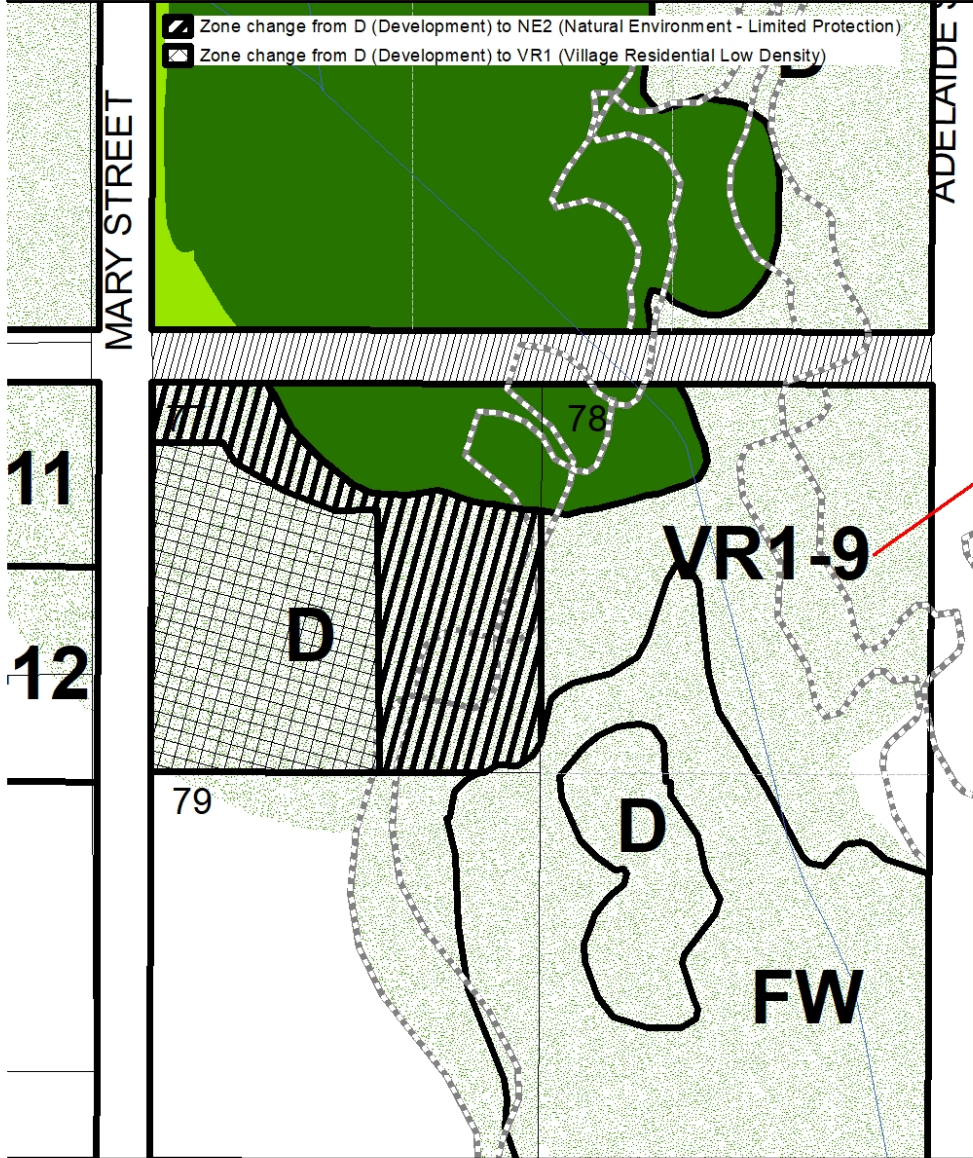
- Zone change from D (Development) to NE2 (Natural Environment - Limited Protection)
- Zone change from D (Development) to VR1 (Village Residential Low Density)





**SCHEDULE 4 – detailed view of subject property**  
**THE CORPORATION OF THE**  
**MUNICIPALITY OF MORRIS-TURNBERRY**  
**BY-LAW No. 38 - 2021**

<p>Amendments</p> <p>1 Amended by By-law 71-2015                  2 Amended by By-law 20-2016                  3 Amended by By-law 105-2017                  4 Amended by By-law 66-2019                  5 Amended by By-law 94-2019</p> <p>REVISION DATE <u>June 08, 2021</u></p>	<p align="center"><b>Municipality of Morris-Turnberry</b>  <b>Schedule A</b></p> <p align="center">Key Map - Lowertown</p>
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<p>Zone - AG 1 unless otherwise labeled</p> <p>Zone - NE1 (Full Protection)</p> <p>Zone - NE2 (Limited Protection)</p> <p>Conservation Authority Notification Areas</p> <p>Former Railway Lands</p> <p>Airport Lands See provision 1.24</p>	<p>Property Boundary</p> <p>Lot Boundary</p> <p>Water Body</p> <p>River/Stream</p> <p>Road</p>	<p>Open Landfill</p> <p>Closed Landfill</p> <p>Landfill Buffer 500m</p> <p>Flooding</p> <p>Unopened Road Allowance</p>	<p align="center">                   25 12.5 0 25                  Meters                  1:1,400             </p>	
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## 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: Morris-Turnberry Council

From: Jenn Burns, Planner

Date: June 30<sup>th</sup>, 2021

**Re: Zoning By-law Amendment Z05-2021 for 173 Helena Street, Lowertown Wingham**

Plan 410, Lot 248, 255, PT Lane

Owner: Wayne and Angela Mann

---

### RECOMMENDATION

It is recommended that zoning by-law amendment application Z05-2021 be **approved**.

### PURPOSE

This application proposes to rezone 173 Helena Street (Part of Plan 410, Lot 248, 255 PT LANE, RP 22R6321) in Lowertown, Wingham to remove the holding zone to the rear of the subject property to build a larger-than-permitted shed (maximum height of 5.3m and a maximum total floor area of 143 square metres). The rezoning will also add Natural Environment zoning to the rear of the parcel where the property abuts a Provincially Significant Wetland. The property will be rezoned to VR1-19 and NE2, as shown on the attached Schedule 4. The property is 0.43 hectares in size and currently contains a single detached dwelling.

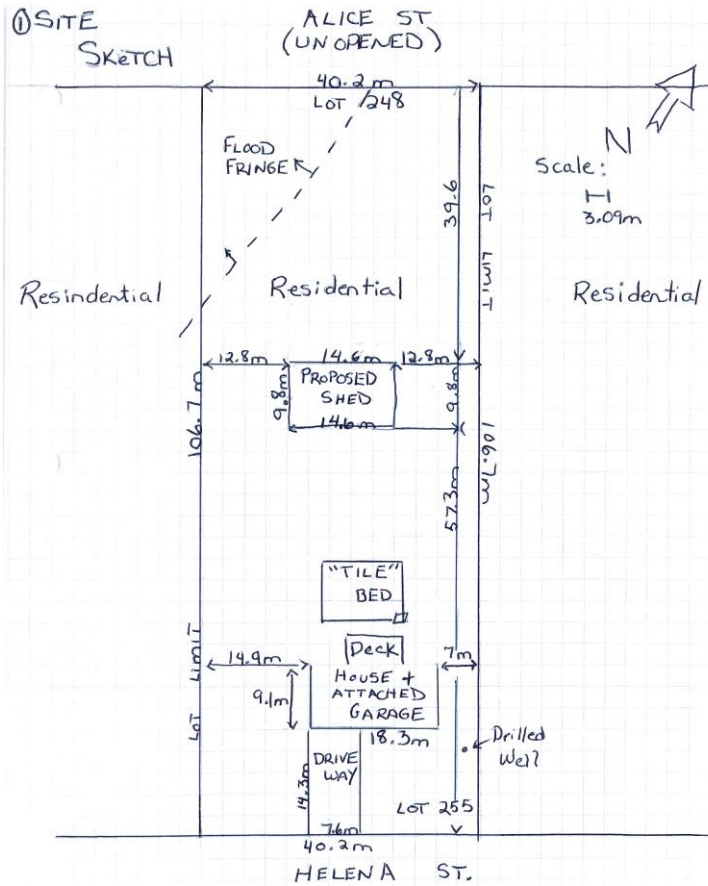
### REVIEW

The subject property is designated Residential on Schedule B of the Morris-Turnberry Official Plan and is zoned VR1-H (Village Residential- Low Density- Holding) in the Morris-Turnberry Zoning By-law (Key Map- Lowertown). The 0.43 ha property contains a dwelling.

Figure 1. Airphoto Orange: Subject property



Figure 2. Site Sketch





**Figure 3. Proposed shed style (submitted by applicant for reference)**



The Provincial Policy Statement 2020 (PPS) promotes the efficient use of land, infrastructure and public services. The PPS also requires the protection of environmentally sensitive areas. This application will allow for the construction of a personal shop than what is larger than the Morris-Turnberry Zoning By-law allows for to the rear of the existing dwelling. The rear portion of the property is currently zoned VR1-H with a flood fringe overlay. This zoning by-law amendment will rezone the portion of the property within the flood fringe to NE2 to ensure an appropriate buffer to the Provincially Significant Wetland. The buffer will ensure no negative impact on the wetland area, as per the requirements under the PPS. There are no proposed new entrances or additional development proposed. This application is consistent with the PPS.

S.6.2 of the Morris-Turnberry Official Plan outlines the goals for Settlement Areas within the Municipality, including that residential development be directed to Settlement Areas (such as Lowertown). Residential development should protect and enhance the character and aesthetic quality of the settlement areas. The applicant has provided a draft image of the shop they are proposing to construct. The shop appears to fit in with the character of the neighbourhood and the shop will be setback an appropriate distance from the abutting wetland and natural environment feature. This application conforms to the Morris-Turnberry Official Plan.

The Maitland Valley Conservation Authority (MVCA) has provided comment from a natural hazards perspective and are supportive of the application as submitted. The County Biologist provided comment from a natural heritage perspective and does not have any concern with the application as submitted. "The adjacent area is zoned a combination of NE1 and NE2, but there is no identified



Significant Wildlife Habitat or Woodland in the area. There also appears to be no alterations proposed to woodland areas for the purposes of this application.”

At the time of writing this report, no concerns were received from neighbours or Municipal Staff. The application conforms to the Huron County and Morris-Turnberry Official Plans, and is consistent with the Provincial Policy Statement. As such, it is recommended that zoning by-law amendment application Z05-2021 be **approved**.

Sincerely,  
“original signed by”

Jenn Burns, Planner



## **ELECTRONIC PUBLIC MEETING CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT AFFECTING THE MUNICIPALITY OF MORRIS-TURNBERRY**

**TAKE NOTICE** that Council of the Municipality of Morris-Turnberry will hold an electronic public meeting on **Tuesday July 6, 2021 at 7:30 p.m.** to consider a proposed Zoning By-law Amendment under Section 34 of the Planning Act, R.S.O. 1990, as amended. The amendment affects the Morris-Turnberry Zoning By-law.

**BE ADVISED** that the Council of the Corporation of the Municipality of Morris-Turnberry considered this application to be complete on June 4<sup>th</sup>, 2021.

**ANY PERSON** may attend the public meeting via telecommunication and/or make written or verbal representation either in support or in opposition to the proposed zoning by-law amendment.

**IF** a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Morris-Turnberry before the by-law is passed, the person or public body is not entitled to appeal the decision of the Municipality of Morris-Turnberry to the Local Planning Appeal Tribunal (LPAT).

**IF** a person or public body does not make an oral submission at a public meeting or make written submissions to the Municipality of Morris-Turnberry before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before LPAT unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**IF** you wish to be notified of the decision of the Municipality of Morris-Turnberry on the zoning by-law amendment, you must make a written request to the Municipality of Morris-Turnberry at the address listed below.

### **Revised Procedure due to COVID-19 Pandemic**

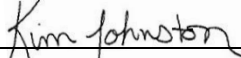
Council meetings are being held electronically in response to the current situation. Persons wishing to participate in the planning process are strongly encouraged to send their comments, questions or concerns via email, mail or telephone to Jenn Burns, Planner, at [jburns@huroncounty.ca](mailto:jburns@huroncounty.ca) (1-888-524-8394 ext. 3295) or to Trevor Hallam at [thallam@morristorynberry.ca](mailto:thallam@morristorynberry.ca).

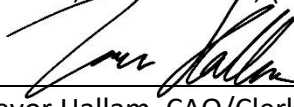
If mailing comments, please address to: 41342 Morris Road, Brussels ON, N0G 1H0, Attention to Jenn Burns.

For those persons who wish to participate orally at the meeting, please register with CAO/Clerk Trevor Hallam by 12:30pm on July 6<sup>th</sup>. To join the electronic meeting; please see the instructions at [www.morristorynberry.ca](http://www.morristorynberry.ca) or call 519-887-6137.

**ADDITIONAL INFORMATION** relating to the proposed by-law amendment is available for inspection at [www.morristorynberry.ca](http://www.morristorynberry.ca), or please call 519-887-6137 for additional methods to review the materials.

Dated at the Municipality of Morris-Turnberry this 15<sup>th</sup> day of June, 2021.

  
\_\_\_\_\_  
Kim Johnston, Deputy Clerk  
Municipality of Morris-Turnberry, RR#4,  
Brussels, ON N0G 1H0, (519)-887-6137.

  
\_\_\_\_\_  
Trevor Hallam, CAO/Clerk  
Municipality of Morris-Turnberry,  
RR#4, Brussels, ON N0G 1H0  
(519)-887-6137

**PURPOSE AND EFFECT**

This application proposes to rezone 173 Helena Street (Part of Plan 410, Lot 248, 255 PT LANE, RP 22R6321) in Lowertown, Wingham to remove the holding zone to the rear of the subject property to build a larger-than-permitted shed (maximum height of 5.3m and a maximum total floor area of 143 square metres). The rezoning will also add Natural Environment zoning to the rear of the parcel where the property abuts a Provincially Significant Wetland. The property will be rezoned to VR1-19 and NE2, as shown on the attached Schedule 4. The property is 0.43 hectares in size and currently contains a single detached dwelling.



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

**BY-LAW 35 – 2021**

---

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

---

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

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

1. This by-law shall apply to 173 Helena Street (Part of Plan 410, Lot 248, 255 PT LANE, RP 22R6321), Lowertown, in the Municipality of Morris-Turnberry and is comprised of Schedules 1-4.
2. By-law 45-2014 is hereby amended by changing the zone symbol from VR1-H (Village Residential - Low Density – Holding Zone) to VR1-19 and NE2 (Natural Environment- Limited Protection) on the lands identified as ‘zone change to VR1-19’ and ‘zone change to NE2’ on the attached Schedule 3.
3. By-law 45-2014 is hereby amended by the addition of the following:  
Section 14.7.19 VR1-19 Lowertown Key Map  
Notwithstanding the provisions to the contrary, the maximum total floor area for all accessory buildings shall not exceed 143m<sup>2</sup> and one accessory building is permitted to have a maximum height of 5.3m.
4. Key Map – Lowertown, By-law 45-2014 is hereby amended as shown on the attached Schedule 3 of this by-law.
5. All other provisions of By-law 45-2014 shall apply.
6. This by-law shall come into force pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

**Read a FIRST and SECOND time this 6<sup>th</sup> day of July, 2021**

**Read a THIRD time and FINALLY PASSED this 6<sup>th</sup> day of July, 2021**

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Mayor, Jamie Heffer

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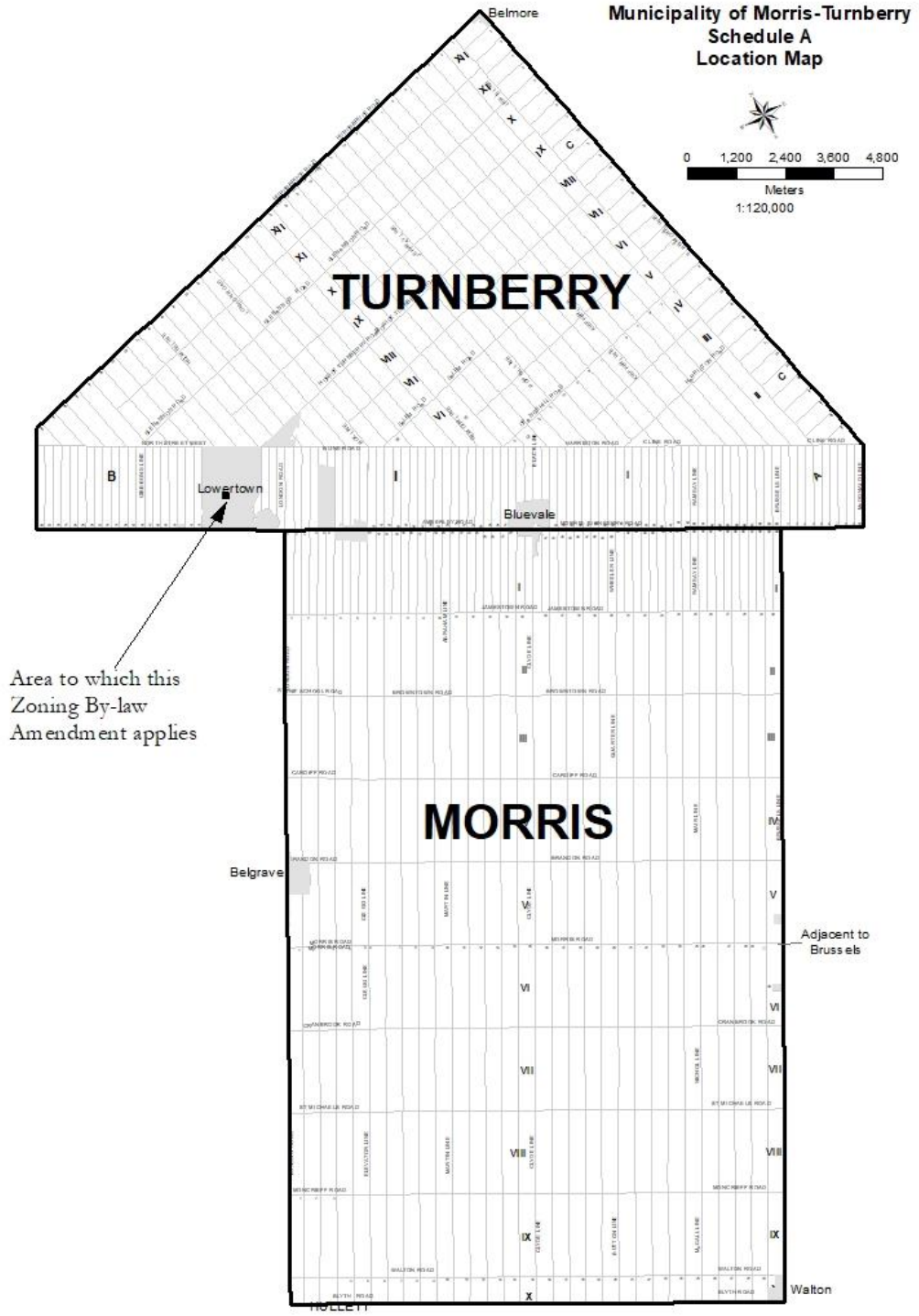
Clerk, Trevor Hallam

**SCHEDULE 1**  
**CORPORATION OF THE MUNICIPALITY OF**  
**MORRIS-TURNBERRY**  
**BY-LAW No. 35 - 2021**

By-law No 35 - 2021 has the following purpose and effect:

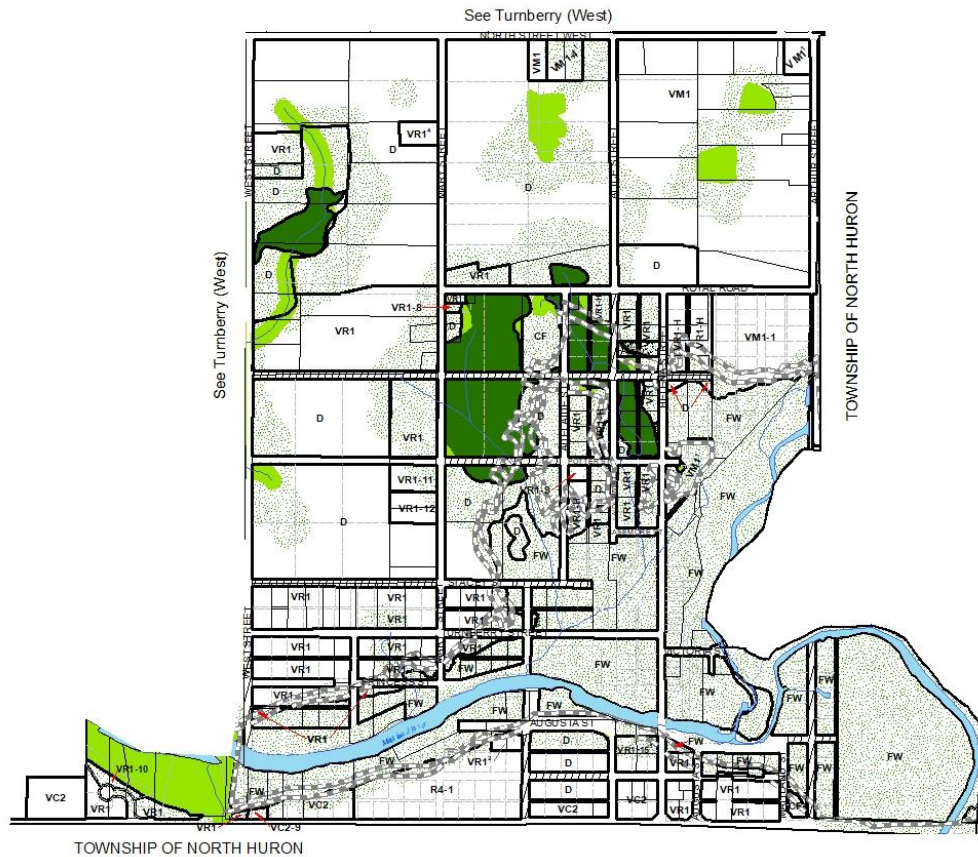
1. This application proposes to rezone 173 Helena Street (Part of Plan 410, Lot 248, 255 PT LANE, RP 22R6321) in Lowertown, Wingham to remove the holding zone to the rear of the subject property to build a larger-than-permitted shed (maximum height of 5.3m and a maximum total floor area of 143 square metres). The rezoning will also add Natural Environment zoning to the rear of the parcel where the property abuts a Provincially Significant Wetland. The property is 0.43 hectares in size and currently contains a single detached dwelling.
2. This by-law amends the Municipality of Morris-Turnberry Zoning By-law 45-2014. All other zone provisions apply.
3. The location map and key map showing the location to which this by-law applies are found on the following pages and are entitled Schedule 2 - Schedule 4.

**SCHEDULE 2  
THE CORPORATION OF THE  
MUNICIPALITY OF MORRIS-TURNBERRY  
BY-LAW No. 35 - 2021**

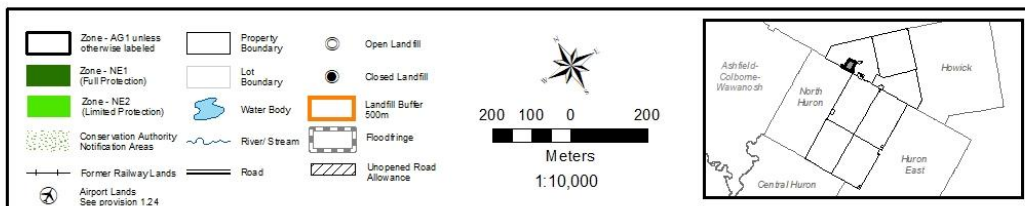


**SCHEDULE 3**  
**THE CORPORATION OF THE**  
**MUNICIPALITY OF MORRIS-TURNBERRY**  
**BY-LAW No. 35 - 2021**

<p style="text-align: center;">Amendments</p> <p>1 Amended by By-law 71-2015                  2 Amended by By-law 20-2016                  3 Amended by By-law 105-2017                  4 Amended by By-law 66-2019                  5 Amended by By-law 94-2019</p>	<p><b>Municipality of Morris-Turnberry</b>  <b>Schedule A</b></p> <p>Key Map - Lowertown</p>
REVISION DATE <u>June 15, 2021</u>	

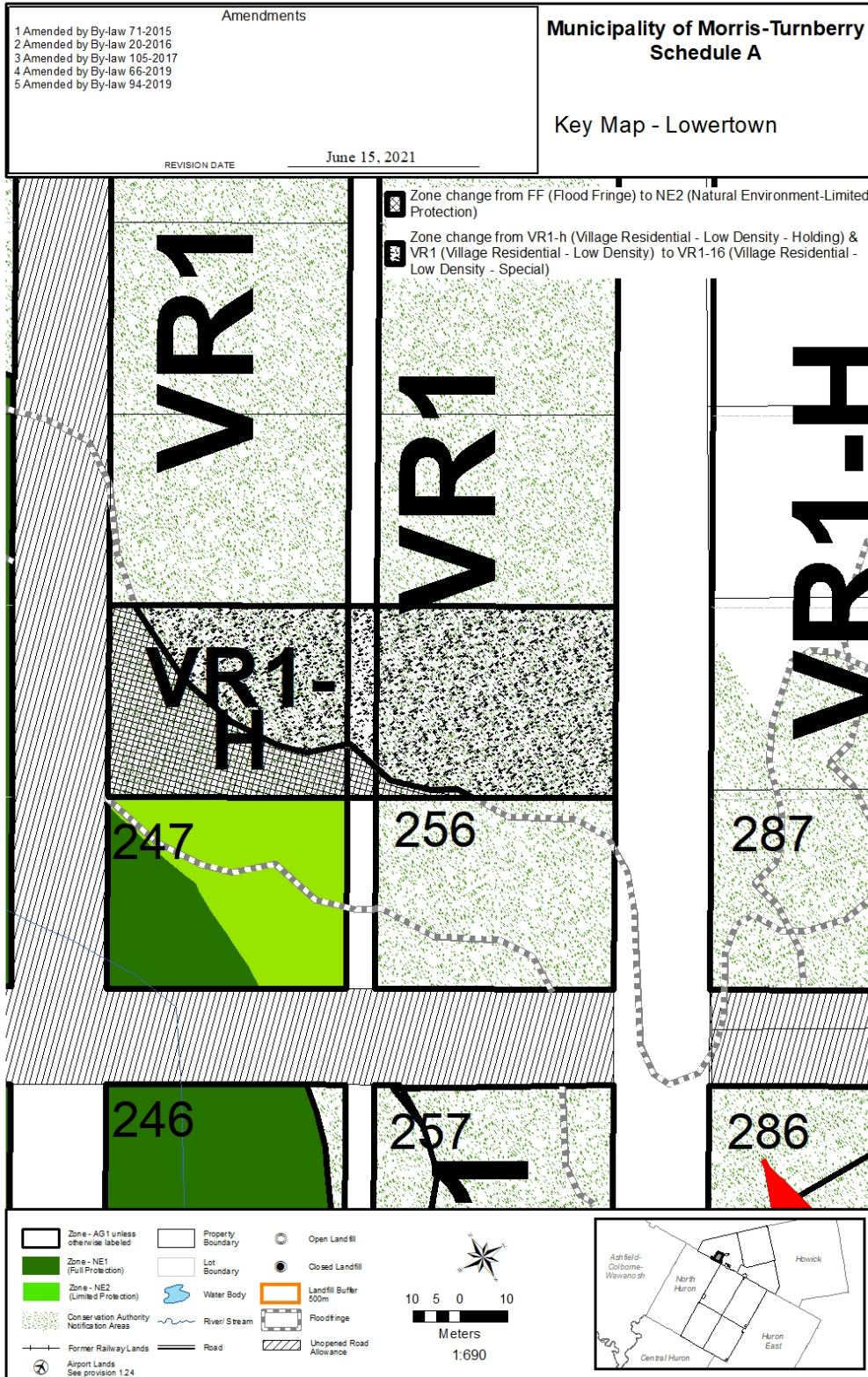


- ☒ Zone change from FF (Flood Fringe) to NE2 (Natural Environment-Limited Protection)
- ☒ Zone change from VR1-h (Village Residential - Low Density - Holding) & VR1 (Village Residential - Low Density) to VR1-19 (Village Residential- Low Density – Special Zone)



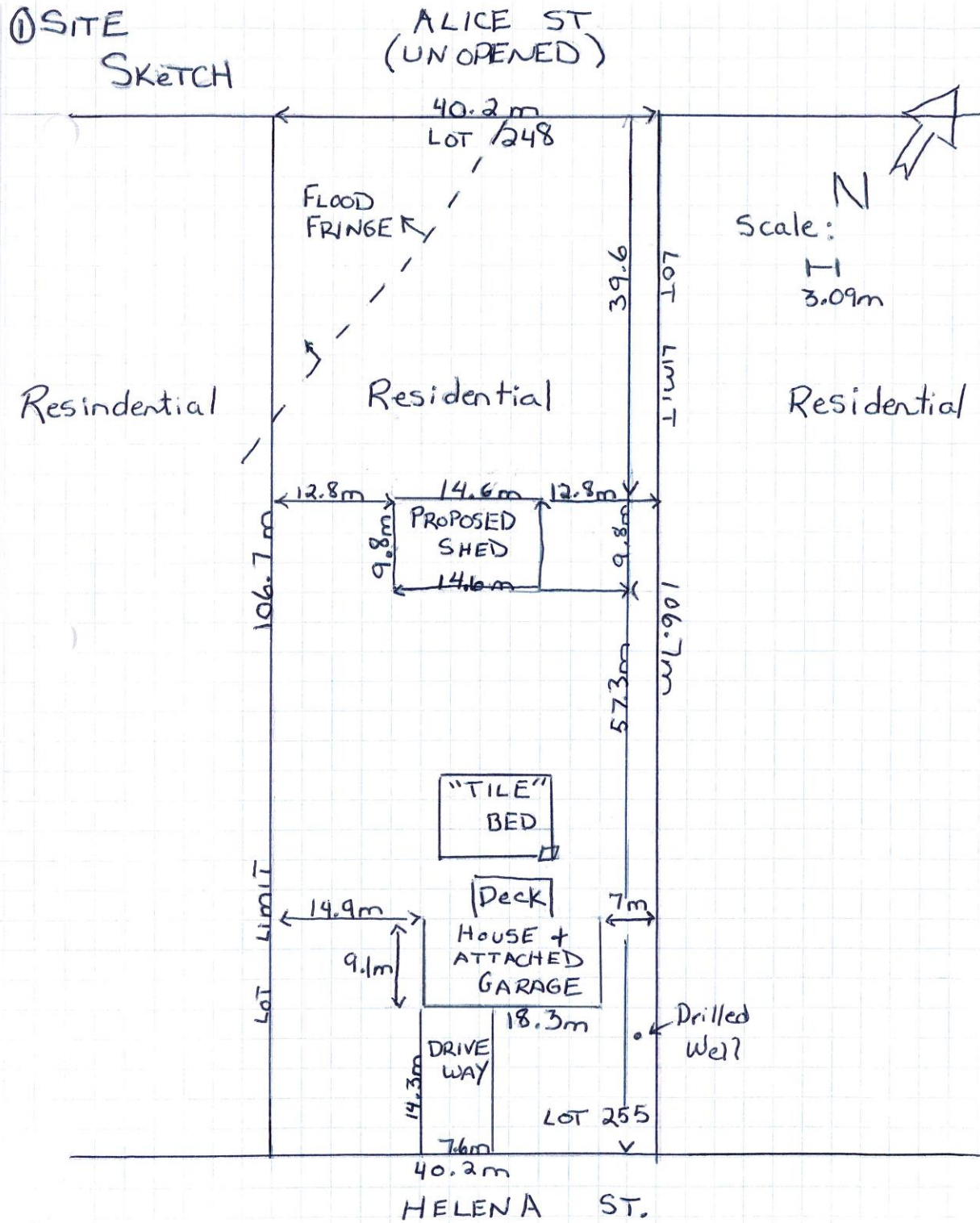


**SCHEDULE 4**  
**THE CORPORATION OF THE**  
**MUNICIPALITY OF MORRIS-TURNBERRY**  
**BY-LAW No. 35 - 2021**





**SCHEDULE 5 – Concept Plan submitted by Applicant**  
**THE CORPORATION OF THE**  
**MUNICIPALITY OF MORRIS-TURNBERRY**  
**BY-LAW No. 35 - 2021**





## PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

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

**Toll Free:** 1.888.524.8394 Ext. 3

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

To: Morris-Turnberry Council  
From: Jenn Burns  
Date: June 30<sup>th</sup>, 2021  
Re: Minor Variance Application MV03/21 (Michael and Rebecca Golley)  
67 Queen Street, Bluevale

---

### Recommendation

It is recommended that Application MV03/21 be approved with the following conditions:

1. The structure be located within the footprint contained on the sketch that accompanied the application;
2. The structure be constructed as per the elevation drawing submitted with the application;
3. The variance approval is valid for a period of 18 months from the date of Council's decision.

### Proposed Variance

1. Relief from Section 14.5.3. To increase the maximum building Height from 4.5 metres to 6 metres.

### Review

The subject property is designated *Settlement Area* on Schedule B of the Morris-Turnberry Official Plan and is zoned Village Residential – Low Density (VR1) in the Morris-Turnberry Zoning By-law (Key Map-Bluevale). The purpose of this application is to allow for the construction of a larger personal shop to be used for storage. The application proposes to increase the maximum height of the shop from 4.5m (14.8 ft) to 6m (19.7 ft).

**Figure 1: Subject Parcel** – Airphoto with subject property outlined in orange, proposed shop outlined in blue



**Figure 2. Front Elevation Drawing**



**COMMENTS**

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.

This application is proposing to increase the height allowed for an accessory building within the Morris-Turnberry Zoning By-law from 4.5m (14.8 ft) to 6m (19.7 ft). The variance is requested by the applicant to allow for a detached garage with more storage space (include a loft area) than what is outlined in the Morris-Turnberry Zoning By-law for an accessory detached garage. This application proposes to meet the remainder of the VR1 zone provisions and does not vary any of the required setbacks. The applicants sketch and application material demonstrates that the proposed garage will be built in compliance with the remainder of the Morris-Turnberry Zoning By-law. As such, this application is considered minor and desirable for the appropriate development of the subject property.

Residential development, including permitted accessory structures are encouraged to locate on residentially designated lands in the Morris-Turnberry Official Plan and accessory garages are permitted structures in the VR1 zone of the Morris-Turnberry Zoning By-law. The Provincial Policy Statement (2020) (PPS) also directs residential development to settlement areas.

As the use of the subject property will remain residential as envisioned by its *Residential* designation in the Official Plan and *Village Residential (VR1)* zoning in the Zoning By-law, the variances will maintain the intent of the Official Plan, Zoning By-law and PPS.

## **SUMMARY**

It is recommended that Application MV03/21 be **approved** with the following conditions:

1. The structure be located within the footprint contained on the sketch that accompanied the application;
2. The structure be constructed as per the elevation drawing submitted with the application;
3. The variance approval is valid for a period of 18 months from the date of Council'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,**

“original signed by”

**Jenn Burns**  
**Planner**



**NOTICE OF PUBLIC HEARING  
PROPOSED MINOR VARIANCE  
TO ZONING BY-LAW 45-2014**

Planning Act, R.S.O. 1990, cP. 13., S. 45 (5)

**TAKE NOTICE** that the Committee of Adjustment for the Municipality of Morris-Turnberry will hold an electronic public meeting on: **Tuesday, July 6, 2021 at 7:30 p.m.** to consider a proposed minor variance under Section 45 of the Planning Act (RSO 1990), as described below.

**APPLICANT:** Michael and Rebecca Golley

**LOCATION OF PROPERTY:** 67 Queen Street, BLUEVALE, ON N0G 1G0

**PURPOSE OF APPLICATION:** The purpose of this application is to allow for the construction of a larger personal shop to be used for storage.

The application proposes to increase the maximum height of the shop from 4.5m (14.8 ft) to 6m (19.7 ft).

**EXISTING ZONING BY-LAW PROVISIONS & OFFICIAL PLAN DESIGNATION:** The property is zoned VR1 (Village Residential) – Key Map Bluevale & is Designated Settlement Area.

**PROPOSED MINOR VARIANCE:** *Proposed relief from the following Sections of By-law 45-2014:*

1. Section 14.5.3: To increase the maximum height of all accessory buildings from 4.5m to 6m

**PUBLIC HEARING:** You are entitled to attend this public hearing by joining an electronic meeting via ZOOM at <https://us02web.zoom.us/j/89486982919> and/or by telephone at +1 647 374 4685 or +1 647 558 0588, using meeting ID: 894 8698 2919, to express your views about this application. You may be represented by counsel for that purpose if you are unable to participate. If you are aware of any person interested in or affected by this application who has not received a copy of this notice, you are requested to inform that person of this hearing. If you wish to make written comments on this application, they may be forwarded to the secretary-treasurer of the committee at the address shown below.

**FAILURE TO PARTICIPATE:** If you do not attend the hearing, it may proceed in your absence and, except as otherwise provided by the Planning Act, you will not be entitled to any further notice in the proceedings.

**NOTICE OF DECISION:** If you wish to be notified of the decision of the Committee of Adjustment regarding this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal hearing in the event of the decision of this application is appealed.

**ADDITIONAL INFORMATION** relating to the proposed minor variance is available for inspection on the Municipal Website at [www.morristurnberry.ca](http://www.morristurnberry.ca)

**DATED AT THE MUNICIPALITY OF MORRIS-TURNBERRY** this 24<sup>th</sup> day of June, 2021.

Trevor Hallam  
Secretary, Committee of Adjustment  
Municipality of Morris-Turnberry  
41342 Morris Road, P.O. Box 310  
Brussels, ON N0G 1H0  
thallam@morristurnberry.ca





# REPORT TO COUNCIL

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Prepared by: Trevor Hallam

Date: July 6, 2021

Subject: COVID update July 6<sup>th</sup>

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## **Recommendation:**

That the Municipal Office continue to be open by appointment only, and that staff continue to monitor the situation and report back to Council at the next meeting.

## **Background:**

At the request of Council, the purpose of this report is to provide an update on the current status of operations.

On Monday June 7<sup>th</sup>, the province announced that it would be moving to phase one of the [plan for a three phase reopening](#) as of Friday June 11<sup>th</sup>. On June 30<sup>th</sup> the province moved in to Phase 2 of the reopening plan.

## **Municipal Office**

It is recommended that no change be made to operations at the municipal office at this time, and that the office remain open on an appointment only basis. Staff are still being encouraged to work from home when possible to minimize contact. Active screening and attendance tracking for staff is in place.

As the province moves through the three-phase plan, staff will continue to review the regulations and assess when the appropriate time to fully reopen the office will be. At this point it is recommended that reopening not be considered until phase 3. Discussions with other municipalities and the County suggest that most are not considering bringing all work back into the office and opening to the public until the fall.

## **Bluevale Hall**

The Bluevale hall remains closed. Indoor meeting spaces will be permitted to open with a maximum capacity of 5 in phase 2, and larger but still limited capacity numbers in phase 3.

## **Council Meetings**

It is my recommendation that Council continue with the electronic meeting format and revisit the decision at a later date. Due to the size of Council Chambers, in person meetings are unlikely to be able to resume until the province enters phase 3, and the specifics of any restrictions will have to be reviewed at that time.

## **Others Consulted:**

None.

Respectfully submitted,

Trevor Hallam



# REPORT TO COUNCIL

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Prepared by: Trevor Hallam

Date: July 6, 2021

Subject: BMG Lost Revenue Compensation

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## **Recommendation:**

That council approve the use of Safe Restart Agreement funds from reserves to pay Morris-Turnberry's share of the lost revenue for the Brussels Morris and Grey Community Centre due to COVID-19 closures in 2020.

## **Background:**

At their June 8<sup>th</sup> meeting, Huron East Council considered the attached report from Finance Manager-Treasurer/Deputy Clerk Paula Michiels. While preparing the report, Ms. Michiels reached out to Treasurer Sean Brophy to inform him of the proposal.

In 2020, under Phase 1 of the Safe Restart Agreement, Morris-Turnberry received \$79,800.00 for the purpose of addressing priority COVID-19 operating costs and pressures. In 2021 an additional \$19,000.00 was received under Phase 2 of the Safe Restart Agreement. An additional \$26,291.00 was received in 2021 from the Provincial COVID-19 Recovery Funding for Municipalities.

Of the total \$125,091.00 received, \$8,678.19 was spent in 2020 and \$13,500.00 is budgeted to be spent in 2021, leaving \$102,912 in reserves. In February of this year, Council approved the use of the funds to offset the COVID-19 related revenue losses for the Bluevale Community Hall. The use of the funds to offset the losses for the BMG would be consistent with that decision.

Huron East Council approved the use of \$48,981.00 of their Safe Restart Agreement funds to offset losses for the BMG as recommended by Ms. Michiels' report. As Council is aware, under by-law 8-2004 Morris-Turnberry is responsible for 24% of the BMG's expenses in excess of the Board's revenues. An invoice from Huron East has been received in the amount of \$12,245.00. This has been calculated using Huron East's contribution of \$48,981.00 as 80% and \$12,245.00 as 20% of a \$61,226.00 total.

Staff request that Council provide direction to use Safe Restart Agreement funds from reserves to pay the Huron East invoice.

## **Others Consulted:**

Sean Brophy, Treasurer

Paula Michiels, Finance Manager-Treasurer/Deputy Clerk, Huron East.

Respectfully submitted,

Trevor Hallam

# HURON EAST ADMINISTRATION

**TO:** Mayor MacLellan and Members of Council  
**FROM:** Paula Michiels, Finance Manager-Treasurer/Deputy Clerk  
**DATE:** June 08, 2021  
**SUBJECT:** 2020 COVID-19 Funding

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## **RECOMMENDATION:**

That the Council of the Municipality of Huron East allocate the 2020 COVID Funding received to Brussels, Morris and Grey Community Centre (\$48,981), Seaforth and District Community Centre (\$78,796), Vanastra Recreation Centre (\$51,111) and the Vanastra Early Childhood Learning Centre (\$34,075) based on lost 2020 revenues due to the impacts of the COVID 19 pandemic.

## **BACKGROUND:**

The provincial government announced \$1.39 billion in funding assistance for municipalities under the federal-provincial Safe Restart Agreement in August of 2020. 50% of this funding would be allocated on the number of households under phase 1 of the program and phase 2 would be application based for funding of additional Municipal pressures related to the COVID-19 pandemic.

The Municipality of Huron East received \$240,000 under phase 1 of the Safe Restart Funding in 2020. In 2020, the Municipality experienced savings in several different ways. Cost saving measures were implemented which included redeploying staff to other areas, laying off staff, cancelling waste collection at arenas, etc. and we experienced significant energy savings at several facilities. There were direct personal protective equipment (PPE) expenses incurred in 2020 totaling \$27,037. It was noted at 2020 year end that the balance of the funding (\$212,963) would be transferred to reserves for utilization in 2021.

In December 2020, the Ontario government committed an additional \$695 million in funding under the Safe Restart Funding to assist municipalities with COVID-related operating pressures. The Municipality of Huron East's allocation was \$48,000 for 2021 COVID-related operating pressures. The 2021 Budget includes COVID-related expenses of approximately \$30,000 which will be offset by this funding.

In March 2021, the provincial government committed an additional \$500 million to further assist municipalities with ongoing COVID-related operating pressures. The Municipality of Huron East will receive a total of \$72,235 from this additional funding in 2021.

The first reporting of the utilization of the Safe Restart Funding is due on June 30, 2021. The Finance-Manager/Treasurer is currently completing the documentation for this reporting back to the province. Initially it was anticipated to allocate the balance of the funding at the end of the pandemic once the total impact was known on the various areas of the Municipality. Given the extended duration of the pandemic, staff are recommending the balance of the 2020 funding be allocated to the three recreation centres and the municipal day care based on lost revenues during 2020 due to the COVID-19 pandemic. The following chart depicts the COVID-19 impacts on budgeted revenue for these areas within the Municipality.



	<b>2020 Budgeted User Fee Revenue</b>	<b>2020 Actual User Fee Revenue</b>	<b>Variance</b>	<b>Proposed allocation of 2020 Safe Restart Funding</b>
Brussels, Morris & Grey Community Centre (BMG)	\$213,300	\$110,761	\$102,539	23% (\$48,981)
Seaforth & District Community Centre (SDCC)	\$320,550	\$152,296	\$168,254	37% (\$78,796)
Vanastra Recreation Centre (VRC)	\$222,550	\$112,231	\$110,319	24% (\$51,111)
Vanastra Early Childhood Learning Centre	\$330,000	\$257,400	\$72,600	16% (\$34,075)
		<b>Totals</b>	<b>\$453,712</b>	<b>100%(\$212,963)</b>

BMG and SDCC are joint facilities with adjacent municipalities contributing to operations and it would be expected that the contributing Municipalities will be billed for their portion of the COVID funding that the Municipality of Huron East is contributing. Morris Turnberry's contribution rate to BMG is 20% (\$12,245) and West Perth's contribution rate to SDCC is 9% (\$7,793).

The Finance Manager-Treasurer has participated in several webinars/discussion panels during the pandemic related to the financial impacts to Municipalities regarding COVID-19. This participation will continue to ensure the Municipality is aware of what impacts are being realized by other Municipalities and any financial relief measures being provided in relation to the current COVID-19 pandemic. Smaller municipalities with recreation centres, similar sized to Huron East, have utilized the Safe Restart Funding for PPE costs, improving wifi/internet access, deploying staff with equipment to work remotely (ex: Laptops) and supporting lost revenues to the municipal facilities impacted (recreation). The items listed is not all inclusive but rather a representation of the most common uses of the Safe Restart Funding noted in the discussion groups.

The Government of Canada and Province of Ontario have established several programs to assist Canadians as well as businesses in Ontario with the impacts of COVID-19. Impacts on Municipal governments have varied across the province. Municipal cost saving measures have been implemented where feasible to assist in offsetting reduced revenues from the COVID-19 pandemic.

Some measures that have been taken which impact Municipalities are as follows:

- 2020 was the fourth and final year of the phase-in of assessments for the 2016 assessment cycle. The 2021 taxation year should have been the start of a new four year reassessment phase however the 2021 property re-assessment has been delayed. This eliminates phased in market values as property values in 2021 will remain at 2020 values rather than adjusting to current market values. This has been further extended to 2022 assessment values.

- The Ministry of Education has deferred the 2020 Municipality's quarterly education payment portion of the tax levy from June 30 and Sept 30 to Sept 30 and Dec 15 respectively. This assisted Municipalities with any cash flow issues experienced from non payment of property taxes at the start of the pandemic.

Other relief measures implemented by Council are as follows:

- The Municipality waived the NSF fee (\$35) for 60 days for the period of May 5<sup>th</sup> to July 6<sup>th</sup>, 2020. A total of 5 items were returned by the back during this period for insufficient funds.
- Interest rates were reduced on the Egmondville Sewer Expansion local improvement debentures by 1% for the 10 year, 20 year and 30 year debentures to 2%, 2.5% and 3% respectively.
- Delay initiating the tax sale process for 26 properties with property taxes 2 years or greater in arrears until 2021. There are 13 properties with property tax arrears from 2019 and prior that the tax sale process was initiated in June 2021.
- The emergency declaration halted the tax sale process on 10 properties that were scheduled for sale the fall of 2020. There is one property remaining unpaid for which the tax sale process has now resumed and the tender closing is scheduled for September 01, 2021.
- To maintain the safety of staff and residents the June 2020 Water/Sewer billing was billed based on estimates from the March 2020 billing. Actual readings have resumed for Utility billings.

**BUDGET IMPACTS:**

The 2021 budgeted departmental deficits will be reduced by the contribution of Safe Restart Funding applied to these departments for 2020 lost revenues.

**OTHERS CONSULTED:**

Brad Knight, CAO-Clerk

**SIGNATURES:**

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*Paula Michiels, Finance Manager-Treasurer/Deputy Clerk*

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*Brad Knight, CAO-Clerk*



# REPORT TO COUNCIL

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Prepared by: Trevor Hallam

Date: July 6, 2021

Subject: Rotating Vaccination Clinics

---

## **Recommendation:**

For information only.

## **Background:**

Vaccination clinics were successfully held in Wingham on June 10<sup>th</sup> and 24<sup>th</sup>. Additional dates have since been added for July 8<sup>th</sup> and 22<sup>nd</sup>.

I spoke with Dave Clarke, CEMC and Emergency Manager for Huron County following the June 24<sup>th</sup> clinic and asked for his assessment of how the clinics went and if there were any resources that were identified as missing that will need to be addressed for the next two clinics. Mr. Clarke noted that there were some expenses of approximately \$300.00 for the printing of signage. He said that the emergency cots provided by Morris-Turnberry were in use at the Goderich, Wingham and Exeter clinics for those who have adverse reactions or faint and have been very valuable. He did note that there could be a demand for greeters at the next clinics, but that he understood the staffing constraints Morris-Turnberry faces. Greeter shifts are for approximately 3 hours each, with two needed for each clinic. The greeters are responsible for confirming verbally that attendees have appointments, and asking the required COVID screening questions prior to entry.

Volunteer management is still being done by the Stratford Rotary Club, and following Council's discussion of the matter on May 18<sup>th</sup>, the Stratford Rotary Club link for volunteer registration was posted on the Municipality's website, and was sent to all of Council and staff who were encouraged to register if they were able, or share the link freely. It is still posted there for registration of volunteers at the July clinics. Mr. Clark did clarify that the greeter positions are not filled by these volunteers, but are filled from municipal staff or Council.

On June 21<sup>st</sup> the attached correspondence was sent to Mayor Heffer and Members of Council, inviting Morris-Turnberry to participate in future clinics.

## **Others Consulted:**

David Clarke, CEMC and Emergency Manager, Huron County

Respectfully submitted,

Trevor Hallam



June 21, 2021

Mayor Heffer and Members of Council  
Municipality of Morris-Turnberry  
P.O. Box 310  
41342 Morris Road  
Brussels, ON N0G 1H0

Email delivery: [jheffer@morristorynberry.ca](mailto:jheffer@morristorynberry.ca)

Dear Mayor Heffer,

**Re: Mass Vaccination Clinics**

---

On June 10, 2021 the Township of North Huron and Howick Township hosted a mass vaccination clinic. Approximately 750 were vaccinated and another 750 people are scheduled to be vaccinated later this week at the Westcast Complex. More clinics will be held in Wingham on July 8<sup>th</sup> and 22<sup>nd</sup> and it is likely more clinics will be held in August.

Due to a change in Huron-Perth Public Health's requirements, mass vaccination clinics outside of Goderich and Stratford would not have been possible without a team effort. Many staff, individuals and organizations worked collaboratively to get needles in arms. The case numbers are very encouraging and we want to continue this trend as local businesses re-open their doors to welcome customers.

The Stratford Rotary Club coordinated and provided local volunteers. Howick Township provided use of their tables, offered volunteer support, including Howick Township Reeve Harding. Two of their staff (Carol Watson and Brenda Weishar) also welcomed everyone to the June 10<sup>th</sup> clinic. The clinic was a great success with area residents expressing their appreciation and thanks for offering a mass vaccination clinic in this area of the County.

Volunteers and municipal staff are assisting in 2-3 hour blocks to make the clinics a success. Staff are also needed to transport supplies and equipment between Clinton and Wingham. North Huron would like to extend an invitation to Morris-Turnberry to be part of the mass vaccination clinics.

P.O. Box 90, 274 Josephine Street, Wingham, Ontario N0G 2W0  
Phone: 519-357-3550 Fax: 519-357-1110

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

Best regards,

A handwritten signature in black ink, appearing to read 'BA', with a stylized flourish at the end.

Bernie Bailey  
Reeve

c.c. Carol Watson, Howick Township Clerk  
Trevor Hallam, Morris-Turnberry CAO/Clerk  
Dwayne Evans, North Huron CAO/Deputy Clerk



June 21, 2021

Mayor Heffer and Members of Council  
Municipality of Morris-Turnberry  
P.O. Box 310  
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Bernie Bailey  
Reeve

c.c. Carol Watson, Howick Township Clerk  
Trevor Hallam, Morris-Turnberry CAO/Clerk  
Dwayne Evans, North Huron CAO/Deputy Clerk



FOR IMMEDIATE RELEASE  
June 18, 2021

**SPOKESPERSON:** Glen McNeil, Warden  
519.524.8394 x3224  
[warden@huroncounty.ca](mailto:warden@huroncounty.ca)

## Celebrate Bike Month in Huron County

**Huron County, Ontario** – June is Bike Month! Members of the Huron County Cycling Advisory Committee encourage residents to take time this month to rekindle the youthful joy of exploring the county by bike.

“Bike Month is a celebration of cycling and we invite everyone to take some time this month to have fun and enjoy a bike ride or share that joy with the next generation of bike riders,” says Huron County Warden Glen McNeil. “We’re so fortunate to be surrounded by beautiful, rural scenery and diverse landscapes, the perfect backdrop for a cycling adventure through Huron County.”

Cycling is an increasingly popular mode of transportation across Ontario. Recent Ministry of Transportation surveys of road users suggest that approximately 1.2 million adults in Ontario ride a bicycle daily during the spring, summer and fall, and 2.8 million people ride at least once a week.

Cycling helps people develop healthy habits for life and offers many benefits to the community such as reducing traffic congestion, increasing economic development through cycling-tourism and playing a role in improving air quality for the environment.

Drivers can support cycling community members by:

- **Shutting the door on distraction:** Keep your eyes on the road, hands on the wheel and mind focused on the task of driving.



- **Sharing the road:** Always give at least one metre when passing (it's the law) and wait until it's safe to do so, reducing speed, and checking blind spots when turning. If using on-street parking, check for cyclists before opening the door.

Cyclists can do their part to share the road by:

- **Being seen:** Wear high visibility clothing during the day; if cycling at low-light times make sure the bike is well-lit and wear retro-reflective clothes. Use a bell to help others see you. Ride 1 metre from the curb or parked cars to make it easier for motorists to see and respect your path.
- **Being predictable:** Ride in straight lines, on the right side of the road and use hand signals to indicate your movement intentions and adhere to the rules of the road.

Cyclists are encouraged to plan routes for places that feel enjoyable and comfortable. Consider which roads or trails suit best and consider what time works best based on traffic or lighting considerations.

The Goderich to Guelph (G2G) Rail Trail is a safe place for cyclists of any age or skill level to enjoy Huron County. Plan a route at [g2grailtrail.com](http://g2grailtrail.com).

Find out more about the Huron County Cycling Strategy on Facebook at [www.facebook.com/huroncountycyclingstrategy](https://www.facebook.com/huroncountycyclingstrategy).

-30-

The County of Huron asks the community to continue respecting all public health guidelines, including performing hand hygiene, practicing physical distancing, and wearing masks. Stay informed on the COVID-19 situation in Huron County by visiting the [Huron-Perth Public Health website](https://www.huronperth.ca/public-health).

Tuesday June 23, 2021

To:

Jamie Heffer

Trevor Hallam

Councillors of Morris Turnberry

Belmore Community Centre Arena Board is writing to ask you for your support in the upgrades that are needed in our facility.

An overview of the upgrades that have been completed in the past 3.5 years are as follows...upgraded lighting in hall, kitchen, lounge and curling. We did a major renovation in our hall, washrooms and lounge with all work done by volunteers. All money for these projects were generated from fundraising as well as funds from NWMO of which we are very thankful.

The project that we are working on now are:

1. Upgrading dressing rooms and referee room with new washroom fixtures, shower stall upgrades (trescore on walls, epoxy of floors and new plumbing)
2. Painting lobby, office, long hall, dressing rooms, referee room and booth.
3. Scrubber for rubber surface floors.

We have received three quotes for all the work that we are hoping to complete. Approximate costs for all is \$50,000. Labour costs are approximately \$7000.00 but will be done by volunteers.

All quotes we have received are included.

As you are all aware the struggles are real in all communities. All our major fundraising events have been cancelled and concerns are real as to whether a Syrup Festival will be able to be held in 2022.

The list of events booked for 2020 were, Wing Nite, two Syrup Festival cancelled, seven weddings, every weekend in November and December book with Christmas events, Curling Club Lottery, bonspiels and ice. All cancelled with lost revenue of approximately \$85,000.00.

Our 2021 year is looking the same. We have seven local young ladies getting married, of which we know there were stag and does, showers and receptions that are lost, as well as all from last year that have been cancelled again. Thousands of dollars lost.

The realization is that all communities are dealing with the same issues, but we rely on all fundraising to operate our facility. These upgrades will certainly help in the rentability of our centre.

The project that is proposed is very much needed but can only be done with financial support.

We thank you for your time in reviewing our proposal and look forward to hearing from you.

Any questions can be directed to any of the following.

Thank You

Christine Inglis  
Chamber of Commerce representative to Arena Board  
Fundraising Committee

Jeremy Underwood  
Chair-Belmore Arena Board

Nigel Van Dyk  
Treasurer-Belmore Arena Board

## QUOTES FOR BELMORE COMMUNITY CENTRE

The following are Epoxy Quotes for FOUR DRESSING ROOM SHOWERS, and ONE REFEREE ROOM.  
Quote will be less if only floors done.

Quotes from

All Ontario Factory Coating Ltd.-Belgrave

J-K Whitewashing-Palmerston

Binson Home Contractors-Hanover

# QUOTE



## BINSON Home Contractors

Date: April 11, 2021  
Expiration Date: 4-11-2022

BINSON Home Contractors  
192 4<sup>th</sup> Avenue  
Hanover, ON  
S1P 3G4 0-494  
[E-mail address]

[Christine Inglis  
c/o Belmore Community Centre  
91122 Belmore Lane  
Wexeter, ON

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
JT Binkley	Repair shower stall floors, epoxy walls and floors	See 2 <sup>nd</sup> page	

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	Remove any loose concrete around shower drains. Apply and epoxy based mortar to repair the area around the drains. 5 shower stalls to be repaired.	\$100 per shower stall	\$500.00 HST \$65.00  Total \$565.00
	Apply epoxy system over the floor of each shower stall, including a slip resistant finish to each area. Each shower floor is 16 square feet. Cost to install \$7.50 per sq ft.	16 sq ft x \$7.50 = \$120 per shower stall	\$600.00 HST \$78.00  Total \$678.00
	Apply an epoxy system to the walls of each shower stall to a height of 90" or 7.5 ft. Each shower stall has 105 sq ft of wall space. Cost to install \$7.50 per sq ft	105 sq ft x \$7.50 = \$787.50 per shower stall	\$3937.50 HST \$511.88 Total \$4449.38
SUBTOTAL			\$5037.50
HST			654.88
TOTAL			\$5692.38

Quotation prepared by: JT Binkley

This is a quotation on the goods named, subject to the conditions noted below:

Any additional work, required due to site conditions known to the Owner and not disclosed to the Contractor, or which could not be reasonably anticipated by the Contractor, are not included.

This quote does not include proper preparation of the walls for the epoxy system to be installed. The preparation is the responsibility of Belmore Community Centre to have the area prepared for proper epoxy installation. I.e: no paint to remain of the walls.

If this quote is accepted, 50% of quote cost is due Before work begins and the remaining 50% is due upon completion of the work described.

To accept this quotation, sign here and return:

**Thank you for your business!**

From: **All Ontario Factory Coatings Ltd.**  
quickbooks@notification.intuit.com  
Subject: **Estimate 1589 from All Ontario Factory Coatings Ltd.**  
Date: **Mar 24, 2021 at 4:24:35 PM**  
To: **christine.m.inglis@gmail.com**  
Cc: **mike@allontariofactory.com**

Belmore Arena.

Christine,  
Please review the estimate below. Feel free to contact us if you have any questions.  
We look forward to working with you.

Thanks,  
Mike Myers

All Ontario Factory Coatings Ltd.

----- Estimate Summary -----

Estimate # : 1589

Estimate Date: 24-03-2021

Total: \$9,040.00

The complete version has been provided as an attachment to this email.

-----

All Ontario Factory Coatings Ltd.  
86291 Clegg Line, RR#4  
Wingham ON N0G2W0  
519-357-4114  
mike@allontariofactory.com



# Estimate

ESTIMATE # 1589  
DATE 24-03-2021

ADDRESS  
Belmore Arena

ACTIVITY	QTY	RATE	AMOUNT
<b>Service</b> Shower stall floors: Repair concrete around drain with Sika Quick 1000. Diamond grind floor. install full broadcast epoxy quartz system in customers choice of colour.	5	650.00	3,250.00
<b>Service</b> Shower stall walls: Bristol blast walls to remove poorly adhered paint and profile walls for new epoxy. Install two coats of PPG Aguapon epoxy in customers choice of colour.	5	950.00	4,750.00

SUBTOTAL 8,000.00  
GST/HST @ 13% 1,040.00  
TOTAL **\$9,040.00**

Accepted By

Accepted Date



## QUOTES FOR BELMORE COMMUNITY CENTRE

The following quote is for scrubber suitable to scrub rubber flooring in Lobby, Hall, Dressing Rooms and Washrooms

PBJ Cleaning Depot-Listowel

Swish-Toronto

Uline-Toronto

From: **Carter Stewart** carter@cleaning-depot.ca  
Subject: **Floor Scrubber Quote for Belmore Arena**  
Date: **Apr 9, 2021 at 8:28:40 AM**  
To: **christine.m.inglis@gmail.com**

Good morning Christine,

Here are a couple of options for you at the arena, the blue Clarke unit is a 20" and the Nilfisk SS351 is a 14" unit. They dressing rooms as it is very versatile.

Here is a link for this floor scrubber, very neat machine

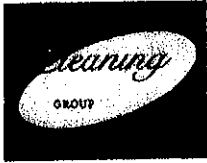
[SC351 Video](#)

Let me know if you have any questions or if you want to see other options.

Thanks and have a great day!

--

Carter Stewart  
Distributor Manager  
PBJ Cleaning Dept / Group  
519-291-6513 | 519-292-6598  
[www.cleaning-depot.ca](http://www.cleaning-depot.ca)



# Estimate

Creation date:

Apr 9, 2021

Estimate:

#E0000054

Shipping date:

Apr 9, 2021

Expiration date:

Jul 8, 2021

**TO**

BELMORE COMMUNITY CENTRE  
LINDSAY UNDERWOOD  
91028 FINLAY LINE  
WROXETER, ON N0G 2X0  
Canada  
Email: robertsonroger@hotmail.com

**FROM**

PBJ Cleaning Depot Inc.  
535 Maitland Ave. S.  
Listowel, ON N4W 2M7  
Canada  
Phone: 519-291-6513  
Email: sales@cleaning-depot.ca

SKU	Description	Price	Total
9087342020	SC351.WALK BEHIND FLOOR SCRUBBER	3,900.00	0.00
NIL-56385417	CA60 WALK BEHIND SCRUBBER W AGM 20" #56385415	7,550.00	0.00

Total units:	0
Subtotal (CAD):	\$0.00
HST ON (CAD):	\$0.00
Total (CAD):	\$0.00

## TERMS & CONDITIONS

Signature -  
Received By -  
Delivered By -



[Home](#) / [Products](#) / [Equipment](#) / [Scrubbers](#) / Kärcher BD 30/4 C Bp Compact Scrubber - 11"

## KÄRCHER BD 30/4 C BP COMPACT SCRUBBER - 11"

From

**\$3,698.63**

SKU:

17832310-FM



### ULTRA-COMPACT FLEXIBLE DESIGN

Select	Purchase Method	PRICE
<input type="radio"/>	Buy Now	Your Price: <b>\$3,698.63</b> ⓘ
	Lease	<u>Contact Us For Price</u>

Compact and highly maneuverable, this battery-operated scrubber offers cord-free operation eliminating potential tripping hazards and providing a free range of motion. The BD 30/4 C scrubber delivers efficient and thorough cleaning in small areas of up to 300 m<sup>2</sup>, whether it be on natural or artificial stone, epoxy resin,

GO

Products

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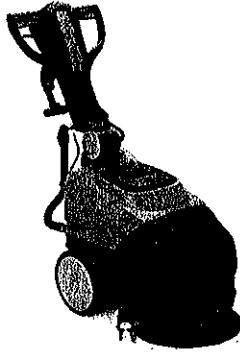
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## Compact Auto Floor Scrubber - 14"



[More Images & Video](#)

Sucks up dirty water as you scrub. Keeps basement floors shiny.

- Cordless. Battery provides 90 minutes of operation.
- 14" cleaning path to maneuver in tight spaces.
- Recommended for breakrooms, restrooms and gas stations.
- 4-gallon solution tank. 5-gallon recovery tank.
- Fold-down handle for compact storage.
- Includes: (2) 12V AGM batteries, on-board battery charger, 14" soft nylon scrubbing brush and 18" squeegee assembly.

1 YEAR WARRANTY

MODEL NO.	DESCRIPTION	SIZE W x L x H	DIAMETER	RPMs	PRICE EACH	IN STOCK	SHIPS TODAY
H-8041	Floor Scrubber	37 x 18 x 47"	14"	200	\$3,302	1	<input type="button" value="ADD"/>

SHIPS VIA MOTOR FREIGHT

[+ Additional Info](#) | [+ Metric](#) | [+ Accessories/Parts](#) | [+ Shopping Lists](#) | [Request a Catalog](#)

SAME DAY SHIPPING

HUGE SELECTION IN STOCK

SHIPS FROM 12 LOCATIONS

QUOTES FOR BELMORE COMMUNITY CENTRE

The following quote is for fixtures in FOUR DRESSING ROOMS AND ONE REFEREE ROOM and BENCHES IN LOBBY

Buddsteel-Teeswater

From: Kim Harris belmorerentals@gmail.com  
 Subject: Bud steel Quote  
 Date: Apr 13, 2021 at 1:48:02 PM  
 To: Christine Inglis christine.m.inglis@gmail.com



**Buddsteel** www.buddsteel.com  
 Architectural Products Limited - Box 61 Teeswater, ON N0G 2S0  
 Phone 519-392-6060 Fax 519-392-6061

Quote # 4-111

Date: April 11, 2021

TO: **Belmore Rentals**  
 Email: belmorerentals@gmail.com

Quotation From: Elaine Fischer  
 Terms: Net 30 Days

Project: **Belmore Dressing Room Renovations**

Quantity 5	<b>MODEL</b> 3000TB	<b>4 Dressing Rooms &amp; 1 Ref Room – Partition Entrances</b> Solid Phenolic Door Entrances – continuous hinge, standard colour range Openings: approx 24" New Doors: 58" tall mounted 12" off floor	<b>Supplied &amp; Installed Plus HST</b>	<b>\$3,445.00</b>
Quantity 5	<b>MODEL</b> Rolled Top	<b>4 Dressing Rooms &amp; 1 Ref Room – Countertops</b> New Countertops, Rolled front & 4" backsplash, particle board core OR solid phenolic (same price) 23 1/2" deep x 36" +/- long 4" apron & side splash included (matching partition colour)	<b>Supplied &amp; Installed Plus HST</b>	<b>\$1,100.00</b>
Quantity 5	<b>MODEL</b> 101	<b>4 Dressing Rooms &amp; 1 Ref Room – Accessories</b> Paper Towel Dispenser, White	\$21.00	\$105.00
5	103	Paper Towel Dispenser, Stainless	\$54.00	\$270.00
5	714C	Hands Free Soap or Sanitizer Dispenser, White	\$73.00	\$365.00
5	941TG	16" x 30" Tempered Glass Mirror	\$78.00	\$390.00
5	Budd	Custom Signage – 6"x6" - red/white, blue/white (Room/Covid)	\$20.00	\$100.00
		<b>Supplied &amp; Installed Plus HST</b>	<b>\$1,230.00</b>	
Quantity 5	<b>MODEL</b> 3000TB	<b>Front Entrance Benches</b> Solid Phenolic Bench Tops Only – reuse existing base/brackets 2-15" x 84" Window Benches, 2 – 28 1/2" x 96" Centre Bench Add 2 – 90" Bench Bases, Solid Phenolic	<b>Supplied &amp; Installed Plus HST</b>	<b>\$960.00</b> <b>\$920.00</b> <b>\$3,445.00</b>

## QUOTES FOR BELMORE COMMUNITY CENTRE

The following are Paint Quotes for FOUR DRESSING ROOMS, ONE REFEREE ROOM, LONG HALL, LOBBY, BOOTH, OFFICE AND MUSIC ROOM.

Quotes from

All Ontario Factory Coating Ltd.-Belgrave

Rick Weiler Painting-Formosa

Tom Soers-Mildmay

J-K Whitewashing-Palmerston



Industrial Painting

J-K

Whitewashing

\*Hot Water Pressure Washing

\*Barn Painting

\*Sandblasting

Jeff Kunkel (519)343-3737

Jeff@jkindustrialpainting.com



### CONTRACT PROPOSAL

Belmore Community Centre - March 31, 2021

christine.m.inglis@gmail.com call 519-807-8475

Dear Sir

The undersigned proposes to furnish all materials and labour (where necessary) to complete all the work described below.

In regards to the painting of the Belmore Arena:

I would propose that pitt-tack plus (PPG) be used.

The areas to be painted is main entry lobby area, office, kitchen, hallway dressing rooms and 21 man doors. Light grey would be used on ceiling & part way down walls. The bottom section will be a mid tone grey. Colours will be determined on acceptance of job. The cost for above work \$11,300.- plus HST

The epoxy in the 5 showers would be sanded & amulock type part epoxy used on walls & floors. Sand will be added to epoxy floor for non slip.

The cost for above work will be \$ 2000.- plus HST

All of the above work to be completed in a good and workmanlike manner for the sum of thirteen thousand three hundred dollars (plus HST) \$ 13,300.- plus HST

Payments to be made as follows

On completion of work

Any changes in the work and the price to be charged, if same shall be made in writing.

This proposal is made on the basis of current material and labour costs. A delay in acceptance of more than 60 days will require a review of the proposal and re-quoting before the agreement becomes binding.

60 days

Respectfully Submitted

Jeff Kunkel

ACCEPTANCE

I am hereby authorized to furnish all materials and labour to complete the work mentioned in the above proposal. In which the undersigned agrees to pay the amount mentioned in said proposal and according to the terms thereof.

Paint

Epoxy

From: **Tom Soers** tom.soers@hotmail.com  
Subject: **Belmore Arena**  
Date: **Mar 29, 2021 at 7:32:18 PM**  
To: **christine.m.inglis@gmail.com**

Hi Chris, I've looked at areas that are to be painted.

- discription of job.
- we need to prep walls by wiping down areas withTSP to dull and clean
- 2 coats finish paint with a product called Advanced semigloss from benijamn moore, which is a hybrid enamel. Paint walls , ceilings , doors and frames.

Price for paint , supplies, and labour.

11,500\$ plus hst

Thank you

Tom

Sent from my iPhone

From: **R Weiler** rweiler@wightman.ca  
Subject: **Estimate**  
Date: **Apr 9, 2021 at 3:04:14 PM**  
To: **Christine Inglis** christine.m.inglis@gmail.com  
Cc: **Paula Weiler** rweiler@wightman.ca

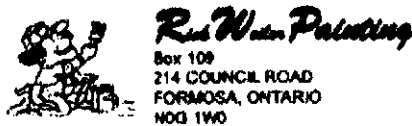
Hi Christine,

As requested, please find the estimate attached.

Regards

*Paula Weiler*

Rick Weiler Painting  
214 Council Road PO Box 109  
Formosa ON N0G 1W0  
Telephone 519.367.2856  
Cell 519.889.3155



## ESTIMATE

Belmore Community Centre  
Attention: Christine Inglis

April 9, 2021

Re: Arena Painting - Front Vestibule, Manager Office, Music Room, Food Booth, Lobby,  
Referees Room, Corridor to dressing rooms, and Four dressing rooms

The undersigned will furnish all materials and perform all labour necessary to complete the work described below

Prep and paint window frames, doors and frames, previously painted walls and ceilings.

All painted surfaces will be de-glossed by chemical or mechanical means.

Removal of rubber flooring is recommended prior to commencement of work. Preparation and application materials could damage flooring. If not removed the rubber flooring should be covered for protection. This is not included in the estimate and would be the responsibility of the administrators.

All paints by Benjamin Moore Commercial Coating

All of the above work to be completed by skilled and insured tradesmen for the sum of  
.....Thirty Eight Thousand Four Hundred Sixty Four Dollars Plus 13% H.S.T...\$38,464.00

H.S.T. \$5,000.32

TOTAL \$43,464.32

Respectively Submitted

Rick Weiler

From: **All Ontario Factory Coatings Ltd.**  
quickbooks@notification.intuit.com  
Subject: **Estimate 1590 from All Ontario Factory Coatings Ltd.**  
Date: **Apr 12, 2021 at 6:53:47 AM**  
To: **christine.m.inglis@gmail.com**  
Cc: **mike@allontariofactory.com**

Belmore Arena,

Please review the estimate below. Feel free to contact me if you have any questions.  
We look forward to working with you.

Thanks,  
Mike Myers

All Ontario Factory Coatings Ltd.

----- Estimate Summary -----

Estimate # : 1590

Estimate Date: 12-04-2021

Total: \$41,903.79

The complete version has been provided as an attachment to this email.

-----

All Ontario Factory Coatings Ltd.  
 86291 Clegg Line, RR#4  
 Wingham ON N0G2W0  
 519-357-4114  
 mike@allontariofactory.com



## Estimate

**ADDRESS**  
 Belmore Arena

**ESTIMATE # 1590**  
**DATE 12-04-2021**

ACTIVITY	QTY	RATE	AMOUNT
<b>Service</b> Prep walls and ceiling in Lobby, Hall, Office/Music, Concession, Dressing x4 and Referee by solvent wipe and or sanding. Apply two coats of PPG Aquapon WB epoxy in customers choice of colour. Approximately 12,361 sqft.	12,361	3.00	37,083.00
		SUBTOTAL	37,083.00
		GST/HST @ 13%	4,820.79
		<b>TOTAL</b>	<b>\$41,903.79</b>

Accepted By

Accepted Date

From: **Jeff Kunkel** [jeff@jkindustrialpainting.com](mailto:jeff@jkindustrialpainting.com)  
Subject: **Fwd: From\_BrotherDevice**  
Date: **Mar 31, 2021 at 9:36:46 PM**  
To: [christine.m.inglis@gmail.com](mailto:christine.m.inglis@gmail.com)

Quote for painting

Sent from Jeff's iPad

Begin forwarded message:

From: SHERRIE KUNKEL <[sherriekunkel65@hotmail.com](mailto:sherriekunkel65@hotmail.com)>  
Date: March 31, 2021 at 9:35:43 PM EDT  
To: Jeff Kunkel <[jeff@jkindustrialpainting.com](mailto:jeff@jkindustrialpainting.com)>  
Subject: **Fwd: From\_BrotherDevice**

Sent from Sherrie's iPad

Begin forwarded message:

From: [FromBrotherDevice@brother.com](mailto:FromBrotherDevice@brother.com)  
Date: March 31, 2021 at 9:34:41 PM EDT  
To: [sherriekunkel65@hotmail.com](mailto:sherriekunkel65@hotmail.com)  
Subject: **From\_BrotherDevice**

Image data has been attached.

This email was sent from a send-only address.

Please do not reply to this email.



## QUOTES FOR BELMORE COMMUNITY CENTRE

The following are Quotes for plumbing and fixtures in FOUR DRESSING ROOMS and ONE REFEREE ROOM.

Quotes from

Dobbyn Plumbing and Heating

Emke Schaab

Montgomery Industrial Services

MAIL:  
86469-A London Road,  
Wingham, Ontario Canada  
N0G 2W0



TELEPHONE: 519-357-4300      FAX: 519-357-4294  
INTERNET: <http://www.comfortcentre.com>

April 13, 2021

**Belmore Community Center**  
91028 Finlay Line, Belmore ON  
[belmorerentals@gmail.com](mailto:belmorerentals@gmail.com)

Thanks for the opportunity to provide you with a quote to complete plumbing upgrades for you.

**Quote includes:**

- Removal of the existing shower valves, vanity sink & faucets and toilets in change rooms #1 – 4 and 1 referee room
- Supply & Install (5) Moen Posi-temp rough-in valves with trim kits, (5) Retro fit trim plates, (5) Moen 8290 Tamper Proof shower heads, (5) Novanni 9304-34 Stainless Steel vanity sinks with (5) Moen 8278 Faucets
- Change Room #1 – 4: Supply & Install (4) Kohler Wellworth bowl & tank and Centoco 300CC-001 open front seat, less cover
- Referee Room: Supply & Install (1) Kohler Highline bowl, Wellworth tank & Centoco 300CC-001 open front seat, less cover
- Toilets and sinks will come with new tamper proof shut-offs and braided supply lines
- Labour & Materials to complete the demo & installation included

**Quote: \$9,785.00 plus HST**

**NOT INCLUDED:**

- Shower drain repair or concrete floor patching
- Block wall repair for shower valve installation
- Counter-top installation

**NOTE:** Montgomery's price does not include a contingency for the unpredictable impacts of COVID-19. As such, Montgomery's does not take any responsibility for increased lead time or the price fluctuations. If you wish to proceed also please sign and date below and return to me if proceeding.

Sign: \_\_\_\_\_ Date: \_\_\_\_\_

\*Due to the changing markets, this quote is valid for 15 days, after the 15 days pricing will need to be revisited before proceeding\*

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Montgomery", written over a horizontal line.

Paul Montgomery  
President

# Quote

Date: April 8, 2021  
To: Kim Harris  
Re: Belmore Community Centre

I agree to replace the plumbing fixtures in the arena change rooms a referee room for the amount of \$4839.00 plus HST. This shall include....

- 5- Ceramic basins with Moen bar faucets ( counter tops by others)
- 5- Moen shower valves (with integral shut offs)
- 4- Mansfield round front toilets with seats (change rooms)
- 1- Mansfield right height elongated toilet with seat (referee room)

The quote includes removal and disposal of existing fixtures as well as removal and disposal of cinder blocks in showers to gain access to shower valves.

The quote does not include repair of cinder block in the showers as well as any unforeseen plumbing repairs to accommodate new fixtures.

Brian Dobbyn  
Dobbyn Plg. & Htg.  
519-357-7564  
Dobber7564@gmail.com

Arena plumbing work.

Kohler toilets were picked, but we can change if you wish. I have also attached some spec sheets for some of the items.

Thanks,

Brad Kieffer

Emke Schaab Climate Care

A Division of Montgomery Industrial Services

681 – 10<sup>th</sup> St Hanover

O : 519-506-2442

C : 519-881-7146



**Belmore Community Center**  
**91028 Finlay Line.**  
**Belmore, ON**

Quote # 21-39  
April 9 · 2021  
[belmoreentails@gmail.com](mailto:belmoreentails@gmail.com)

Thanks for the opportunity to provide you with a quote to complete plumbing upgrades for you.

**Scope of work to include:**

- Removal of the existing shower valves, vanity sink & faucets and toilets in change rooms #1 - 4 and 1 referee room
- Supply & Install (5) Moen Posi-temp rough-in valves with trim kits, (5) Retro fit trim plates, (5) Moen 8290 Tamper Proof shower heads, (5) Novanni 9304-34 Stainless Steel vanity sinks with (5) Moen 8278 Faucets
- Change Room #1 - 4: Supply & Install (4) Kohler Wellworth bowl & tank and Centoco 300CC-001 open front seat, less cover
- Referee Room: Supply & Install (1) Kohler Highline bowl, Wellworth tank & Centoco 300CC-001 open front seat, less cover
- Toilets and sinks with come with new tamper proof shut-offs and braided supply lines
- Labour & Materials to complete the demo & installation included

**\*\*\*\*\*Installed price: \$9,532.05 plus HST\*\*\*\*\***

**NOT INCLUDED:**

- Shower drain repair or concrete floor patching
- Block wall repair for shower valve installation
- Counter-top installation

**NOTE:** Emke Schaab's price does not include a contingency for the unpredictable impacts of COVID-19. As such, Emke Schaab does not take any responsibility for increased lead time or the price fluctuations.

If you wish to proceed also please sign and date below and return to me if proceeding.

Sign: \_\_\_\_\_ Date: \_\_\_\_\_

**\*Due to the changing markets, this quote is valid for 15 days, after the 15 days pricing will need to be revisited before proceeding\***

Thanks,

Brad Kieffer

Emke Schaab Climate Care

681 10<sup>th</sup> St Hanover

519-506-2442

bradk@emkeschaab.com

**The Heating, Cooling & Plumbing Professionals who CARE**

Emke Schaab Climate Care Inc.  
681 10<sup>th</sup> St Hanover, ON M2W 1A7  
Tel: 519-506-2442 Fax: 519-506-2443  
www.emkeschaab.com

www.emkeschaab.com



**DESCRIPTION**

- Brass construction with chrome plated finish
- 1/2" IPS connections
- 4" centerset
- 3-5/8" spout reach

**OPERATION**

**Specifications**



## QUOTES FOR BELMORE COMMUNITY CENTRE

The following quote is for labour in FOUR DRESSING ROOMS AND ONE REFEREE ROOM as well as labour for preparing and replacing everything to original.

Donker Harris Construction

John Ernewein Ltd.

Custom Bend Metal Construction

Quotes may change if not doing Truss Core on shower walls.

From: **Kim Harris** belmorerentals@gmail.com  
Subject: Donkers Harris Arena Quote  
Date: April 13, 2021 at 1:37 PM  
To: Christine Inglis christine.m.inglis@gmail.com



3 David St.  
Listowel, ON  
N4W 3S7

(519) 291-4881

**Materials List & Price Quotation  
Prepared for  
Belmore Community Centre  
April 12, 2021**

**Renovations to Arena Lobby/ Hallway/Office & Change Room Washrooms**

- Remove furnishings, pictures, bath doors etc to make ready to paint office, lobby, hallway, food booth and 5 change rooms (painting by others)
- Install Truss Core in change room showers
- Install bath doors

The quote represents the cost of materials listed above and the labour to build up these materials. All other materials and labour are not included. Any engineering required is not included in this quote. This quote is valid for 10 days.

Total Investment      \$ 8,595.00 + HST

Respectively Submitted,

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

Gord Harris  
Donkers Harris Ltd



Custom Bend Metal Products  
 #1465 R.R.#2  
 Teeswater, Ontario  
 NOG 2S0  
 519-392-8215

# Quote

Date: April 10, 2021

## BELMORE COMMUNITY CENTRE

Salesperson	Job	Payment Terms	Due Date
Warren Weber		Due on receipt	

Qty	Description	Unit Price	Line Total
30 hours	Labour to remove pictures, furnishings and bathroom doors to prepare for painting of the lobby, lobby office, booth, hallway and 5 change rooms	\$60/hour	\$1800.00
55 sheets	Trusscore -- 10" long sheets	\$33.00/sheet	\$1815.00
44 pieces	Trusscore -- J trim	\$10.00/piece	\$440.00
10 tubes	Caulking	\$10.00/tube	\$100.00
	Fasteners		\$100.00
50 hours	Labour to install trusscore and install bathroom doors	\$60/hour	\$3000.00
		Subtotal	\$7,255.00
		Sales Tax	943.15
		Total	\$8,198.15

To accept this quotation, sign here and return

# Quote

18 Industrial Road  
Walkerton, ON N0G 2V0  
Phone: (519) 881-0187  
Fax: (519) 881-3199



**Quote Number:** 21-0411IZ      **Quote Description:** Reline Belmore  
**Date:** April 11, 2021  
**Company Name:** Belmore CommunityCentre  
**Customer Name:**  
**Address:**  
**City:** Belmore      **Email Address:**  
**Province:** Ontario  
**Postal Code:**

**Work Phone:**  
**Mobile Phone:**  
**Fax Number:**

Part No.	Description	Quantity	Price	Extended Price
GEL2PLBABW	Reline R3 12" Panel (Bright White) 10'	90	\$74.93	\$6,744.02
GEL1TJAABW	Reline J Trim (Bright White) 16'	20	\$39.38	\$787.54

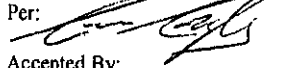
**Total Weight in lbs.**      2000      **Subtotal:**      \$7,531.56

**Terms:** IMPORTANT NOTES, PLEASE READ

**Freight:**      \$0.00  
**Concrete:**      \$0.00  
**Labour:**      \$0.00  
**Misc:**      \$0.00  
**Additional Discount:**      \$0.00  
**Total of Quote:**      \$7,531.56

- : All Prices Shown are JEL Net In Canadian Funds.
- : Labour to remove Pictures, Furniture (In the Lobby, Hallway and Office) & Bathroom Doors.
- Labour to Install Reline and Misc. supplies.
- : All Items are F.O.B. Walkerton, Ontario.
- : No Other Discounts or Programs Apply to This Quotation.
- : All Taxes are EXTRA if Applicable.
- : This Quotation is Firm for 10 Days.
- : 12" is a stock size that we carry.
- : 20% Deposit required with order, balance will be Due Upon Receipt of the Invoice.

Submitted By John Ernewein Ltd.

Per:       Date: April 11/21  
Accepted By:

Per:      Date:

**From:** [Trevor Hallam](#)  
**To:** [Trevor Hallam](#)  
**Subject:** FW: School Project Garbage can request  
**Date:** Sunday, June 27, 2021 9:55:11 PM

---

**From:** Lucas  
**Sent:** Wednesday, June 16, 2021 11:13:04 AM  
**To:** Barry Shaw  
**Subject:** School Project Garbage can request

Hello,

Our names are Lucas and Kade. We were assigned a project to better our community. We both live in Lower Town Wingham. We have noticed a problem with garbage, especially dog poop or dog poop bags being left along the ditches around our block. We are wondering if there was any way there could be a garbage can put somewhere around the block of these few streets, Mary Street, Helena Street, Royal Road and Turnberry Street. We understand that that would create a job of emptying it and looking after it. We are doing our part to clean up the messes left by other people. We are wondering if there are any solutions that might be available.

Thanks  
Lucas and Kade



Enbridge  
603 Kumpf Drive  
P.O. Box 340  
Waterloo, Ontario N2J 4A4  
Canada

Thursday, June 10, 2021

Dear Mayor Heffer and Members of Council,

**Re: Natural Gas Expansion Program**

Recently, the Government of Ontario announced the projects that are eligible for funding assistance under its Natural Gas Expansion Program. Regrettably, our project(s) to expand the access to natural gas in your municipality was not selected.

The Natural Gas Expansion Program was oversubscribed and not all projects could be funded. It is our understanding that the Ministry of Energy, Northern Development and Mines has determined that funding will be made available to projects that best meet the Natural Gas Expansion Program objectives and will deliver the maximum benefit possible.

Enbridge Gas remains committed to delivering reliable and affordable energy to more communities, businesses, and First Nations. To that end, we are hopeful that the government will recognize the need for continued support of the expansion of natural gas services so that we may have the opportunity to provide expanded access in your municipality, and others, to natural gas in the future.

Enbridge Gas has been meeting Ontario's energy needs for more than 170 years. Our customers count on us to deliver clean, reliable and affordable natural gas, and we are proud to deliver on this commitment. Our work to expand access to natural gas will continue – so too will our exploration of alternative energy solutions, such as renewable natural gas, hydrogen blending and geothermal energy, as pathways to lower-cost, clean and reliable energy options for Ontarians.

Please do not hesitate to contact me, or your municipal advisor, if you have any questions regarding the expansion of access to natural gas. We would be more than happy to meet with you and/or attend a meeting of Council.

Sincerely,

A handwritten signature in black ink, appearing to read 'Murray Costello'.

Murray Costello, P.Eng.  
Director, Southeast Operations  
Enbridge Gas Inc.  
519-885-7424  
[murray.costello@enbridge.com](mailto:murray.costello@enbridge.com)

CC: Brian Lennie, Sr. Municipal Advisor, [Brian.Lennie@enbridge.com](mailto:Brian.Lennie@enbridge.com)



House of Commons  
Chambre des communes  
CANADA

**Constituency Office**

110-888 Carnarvon Street  
New Westminster, BC  
V3M 0C6  
Phone: 604.775.5707  
Fax: 604.775.5743  
peter.julian.c1@parl.gc.ca

www.peterjulian.ca

**House of Commons**

Suite 203, Wellington Building  
Ottawa, ON K1A 0A6  
Phone: 613.992.4214  
Fax: 613.947.9500  
peter.julian@parl.gc.ca



**Peter Julian**

MP / Député  
New Westminster–Burnaby

**Bureau de circonscription**

110-888, rue Carnarvon  
New Westminster (C.B.)  
V3M 0C6  
Tél. : 604.775.5707  
Télééc. : 604.775.5743  
peter.julian.c1@parl.gc.ca

www.peterjulian.ca

**Chambre des communes**

Édifice Wellington, Pièce 203  
Ottawa (ON) K1A 0A6  
Tél. : 613.992.4214  
Télééc. : 613.947.9500  
peter.julian@parl.gc.ca

June 17<sup>th</sup>, 2021

**RE: Seeking your endorsement for Motion M-84 Anti-Hate Crimes and Incidents & Private Member's Bill C-313 Banning Symbols of Hate Act**

Dear Mayor and Council,

I am writing to you today seeking your endorsement of my House of Commons [Motion M-84 Anti-Hate Crimes and Incidents](#) and my private member's legislation on [Banning Symbols of Hate Act - Bill C-313](#). We are living in an unprecedented time. The killing of George Floyd in the U.S., and the deaths of Regis Korchinski-Paquet, a 29-year-old Indigenous-Ukrainian-Black Canadian woman, occurred in Toronto, and Chantel Moore, an Indigenous Canadian woman, was shot and killed by Edmundston police, New Brunswick police, who were called to perform a wellness check - were results of systemic racism.

Since the start of the pandemic, there has been an alarming increase of anti-Asian racism and hate crimes in Canada and across North America. A new [Angus Reid public opinion](#) poll shows that nearly 50% of young Asian Canadians have experienced and been affected by anti-Asian racism and bigotry in the last year. [Statistics Canada](#) reported that in the context of the COVID-19 pandemic, fear and misinformation about the virus may disproportionately impact the sense of personal and community safety of many people in Canada.

The recent murder of the Muslim family in London, Ontario, was yet another reminder that hate and Islamophobia exist in Canada. We must take a strong stance against all forms of hate and racism against Black, Indigenous, People of Colour and Racialized communities.

My Bill C-313 would prevent anyone from selling and displaying symbols that promote hatred and violence against identifiable groups. Julian says banning symbols of hatred like swastikas or Klu Klux Klan insignia is important for all Canadians to feel safe.

**I hope I can count on your endorsement to urge the federal government to immediately stop all forms of hate and all forms of discrimination, hate crimes and incidents as well as ending all display and sale in Canada of symbols of hate.** Please consider using the following endorsement paragraph as a reply as soon as possible:

*On behalf of \_\_\_\_\_ (Number of residents in your city), the Mayor and Council of \_\_\_\_\_ (city name) endorse MP Peter Julian's private member's motion, Motion M-84 Anti-Hate Crimes and Incidents and his private member's bill Bill-C 313 Banning Symbols of Hate Act.*

Thank you very much for your consideration. Please feel free to contact my Chief of Staff, Doris Mah, at 604-353-3107 if you require any further information.

We look forward to hearing from you soon.

Sincerely,

Peter Julian, MP  
New Westminster–Burnaby

**From:** [Lisa Harper](#)  
**To:** [Trevor Hallam](#)  
**Subject:** North Huron and Area Community Committee (NHACC)  
**Date:** Tuesday, June 22, 2021 2:38:08 PM  
**Attachments:** [image003.png](#)

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Hi Trevor:

Just a note to check in and share some additional details on the North Huron and Area Community Committee (NHACC) that I am working with on behalf of the United Way Perth Huron – this is work in progress, as we are still in the planning stages:

- The recruitment of local, community-minded volunteers, such as yourself
- The creation of a North Huron and Area Community Committee (to include Wingham, Blyth, Morris-Turnberry and Howick)
- The identification and prioritization of local issues (through the committee)
- How to address and support these issues – fundraising (through the committee and volunteers)
- Our first meeting will be August 18<sup>th</sup>, 1:00 pm to 2:30 pm – we will meet monthly on the third Wednesday of the month at this same time, will be Zoom meetings to start and am hoping that will change to in person in the future
- The committee and volunteers will be an integral part of the Women United Event that we are planning for November 5<sup>th</sup> – please check out the link to last year’s virtual event – we are hoping to do it as a virtual combined in person event and I will forward more details as they are confirmed - <https://perthhuron.unitedway.ca/wuevent/>
- The committee and volunteers will also be involved in our yearly Coldest Night of the Year Event that takes place in February – this will be the first time this event has taken place in North Huron and Area, so we are super excited about this!
- We are putting the final touches on our volunteer form, terms of reference etc. and will pass those when they are ready

Any questions, please don’t hesitate to reach out to us. We ask that you please share the above info with your councillors, colleagues, and personal contacts.

Thanks again for your time, take care!

Lisa



**Lisa Harper**  
211 Community Information Associate  
Pronouns: she/her

**United Way Perth-Huron**  
Cell 519 357 6795

519-271-7730 | 877-818-8867  
32 Erie Street, Stratford, ON N5A 2M4

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# Wingham & Area Health Professionals Recruitment Committee

Date: March 22, 2021

Room: WebEx, WDH Boardroom



Attendance (✓ = Present)

Members	
x	Jan McKague Weishar
x	Verna Steffler
	Lillian Abbott
x	Anita van Hittersum
x	Mike McDonagh
x	Sharen Zinn
x	Wayne Forster

Members	
x	Brenda Deyell
x	Dorothy Kelly
x	Karl Ellis
x	Mary Atkinson
x	Nicole Jutzi
	Peg Lockridge
	Jenny Hogervorst

Members	
x	Nancy Michie
Recorder	
x	Meghan Martin

Flags: Q – quality-related    R – contains recommendation/advice    3 – 3<sup>rd</sup> party information    P – personal information

Agenda Topic and Decision Points	Action / Responsible	Flags
<b>1. Call to Order</b>		
Verna called the meeting to order at 09:01 am.		
<b>2. Minutes of the Previous Minutes</b>		
<b>Motion by Dorothy Kelly to adopt the minutes of February 10, 2021. Seconded by Sharen Zinn. <u>Carried</u></b>	Add Nancy Michie's name to member list.	
<b>3. Business Arising</b>		
<p><b>3.1 Teeswater Clinic Update – Mike McDonagh</b></p> <ul style="list-style-type: none"> <li>- Secured the properties on Clinton St. Drawings are being completed in the near future. Aiming to accommodate two doctors, along with a Mental Health office.</li> <li>- Nicole is beginning a feasibility study and is moving forward with fundraising. Mike acknowledged Nicole's assistance with this initiative.</li> <li>- Dr. Mbuva and Dr. Gear have been updated.</li> <li>- Date of completion will be end of next year.</li> <li>- Wayne asked whether the building would require renovation. Mike confirmed that a renovation is necessary with the possibility of an addition.</li> <li>- Positive feedback and support received thus far from the community. Donations can be made through the Municipality.</li> </ul> <p><b>3.2 Promotional Video – Jan McKague</b></p> <ul style="list-style-type: none"> <li>- Jan has reached out to Scott Miller (CTV). He provided a ballpark cost of \$500.</li> </ul>		



Agenda Topic and Decision Points	Action / Responsible	Flags
<p>- Jan and Scott will be working through over next months.</p> <p><b>Motion by Wayne Forster to proceed with video production. Seconded by Mike McDonagh. <u>Carried.</u></b></p> <p><b>3.3 Reserve Fund Policy - Motion to rescind – NM, NJ, JM</b></p> <p><b>Motion to rescind by Dorothy Kelly. Seconded by Brenda Deyell. <u>Carried.</u></b></p> <p><b>Proposal for Surplus Fund Contingency Plan – NM, NJ, JM</b></p> <ul style="list-style-type: none"> <li>- \$53,000 in surplus from previous year.</li> <li>- Jan suggested \$35,000 would be an accurate assessment of need for upcoming recruit for Dr. Shuffield’s practice. Whether to keep it or return it in full to the municipalities was discussed.</li> <li>- Mike noted that it would be transparent to the municipalities if the entire sum of money were returned.</li> </ul> <p><b>Motion to accept the draft proposal, hold \$5,000 for contingency and forward \$48,976 to municipalities by Mike McDonagh. Seconded by Wayne Forster. <u>Carried.</u></b></p> <p><b>3.4 Recruitment Committee Framework – Mary Atkinson, Jan M.</b></p> <ul style="list-style-type: none"> <li>- Meeting frequency to be quarterly. Will meet annually with Listowel.</li> <li>- Annual meeting is scheduled for June 14 (Monday). Could alternate each year between Monday and Wednesday.</li> <li>- Track hours by community and reconcile at the end of the year.</li> <li>- Karl suggested including documentation around who Jan is accountable to, within the framework (i.e. recruitment deliverables: Committee; Employment: LWHA).</li> <li>- Agreement to be provided to municipalities.</li> </ul> <p><b>3.5 Dr. Shuffield’s Retirement – Jan McKague</b></p> <ul style="list-style-type: none"> <li>- Jan has identified a new recruit whose timeline is late August or September. Hoping to visit Wingham in next few months. Wife is a Pharmacist that is looking for FT employment.</li> <li>- Dr. Antoniadis has taken a batch transfer of Dr. Shuffield’s patients.</li> <li>- Administrative roles / tasks to be considered.</li> </ul> <p><b>3.6 Recruitment Officer Position Review – Jan McKague</b></p> <ul style="list-style-type: none"> <li>- Following a third party review, this position was evaluated at a Grade 7.</li> <li>- Jan requested that consideration be given to where she will fall on this pay grade, noting that the job was previously Grade 6 for several years without capturing all duties.</li> <li>- Jan requested that consideration be given to allow her to use last year’s full time hours toward her current vacation bank.</li> <li>- At this time, Jan stepped out of the room for the Recruitment Committee to discuss privately with Nicole and Karl.</li> </ul>	<p>Jan to continue tracking time. For budgeting purposes, allocate 50 / 50.</p> <p>Jan to update framework and bring forward at next meeting.</p> <p>Karl to discuss vacation and salary for Recruitment Officer role with HR department; will bring recommendations forward at next meeting.</p>	

Agenda Topic and Decision Points	Action / Responsible	Flags
<p><b>Motion to grant Jan McKague-Weishar full time status by Dorothy Kelly. Seconded by Mike McDonagh. <u>Carried.</u></b></p>		
<p><b>Motion to pass Recruitment Officer job description by Wayne Forster. Seconded by Sharen Zinn. <u>Carried.</u></b></p>		
<p><b>3.7 Property Management for Hospital housing – Karl Ellis</b></p>		
<ul style="list-style-type: none"> <li>- LWHA purchasing department are working through this.</li> </ul>		
<p><b>3.8 Other Business Arising</b></p>		
<ul style="list-style-type: none"> <li>- No report.</li> </ul>		
<b>4. New Business</b>		
<ul style="list-style-type: none"> <li>- No report.</li> </ul>		
<b>5. Recruitment Officer Report</b>		
<ul style="list-style-type: none"> <li>- Listowel looking for GP Anesthetist. Interested candidate is graduating in July. His partner is a Physiotherapist that could potentially fill in the FT Physiotherapist role at WDH. He will decide by the end of March.</li> </ul>		
<ul style="list-style-type: none"> <li>- Listowel has recruited a new Physician in July.</li> </ul>		
<ul style="list-style-type: none"> <li>- Listowel has a 3-month locum Physician that may be interested in a practice in 2022.</li> </ul>		
<ul style="list-style-type: none"> <li>- Dr. Erenberg (Radiologist) is lessening workload, Dr. Mowbray will assist.</li> </ul>		
<b>6. NHFHT Update</b>		
<ul style="list-style-type: none"> <li>- No report.</li> </ul>		
<b>7. LWHA Update</b>		
<ul style="list-style-type: none"> <li>- Local COVID activity has been quiet in Huron and Perth.</li> </ul>		
<ul style="list-style-type: none"> <li>- Testing Centre is quite busy.</li> </ul>		
<ul style="list-style-type: none"> <li>- Vaccine planning is underway; once the supply is more secured, remote clinics can be arranged.</li> </ul>		
<ul style="list-style-type: none"> <li>- Some vaccines have been provided to Family Health Teams.</li> </ul>		
<ul style="list-style-type: none"> <li>- Ontario Health Team is beginning to gain momentum with their plans.</li> </ul>		
<ul style="list-style-type: none"> <li>- LWHA is recruiting for VP Human Resources as Cherie Dolmage has resigned.</li> </ul>		
<ul style="list-style-type: none"> <li>- Sharen questioned whether mouth swabs were an option for children. Karl explained that the nose swab is the most accurate way of confirming.</li> </ul>		
<ul style="list-style-type: none"> <li>- WDH has had a handful of local COVID patients during the second wave, and assisted with Caressant Care’s outbreak.</li> </ul>		
<ul style="list-style-type: none"> <li>- Verna asked whether the Mennonite community was presenting with COVID often at the hospital. Karl has not seen evidence of that.</li> </ul>		
<ul style="list-style-type: none"> <li>- Hospitals across SW were meeting twice weekly to load balance across the system.</li> </ul>		
<ul style="list-style-type: none"> <li>- LTC pressures continue to affect hospitals.</li> </ul>		

Agenda Topic and Decision Points	Action / Responsible	Flags
<b>8. Financial Report</b>		
<ul style="list-style-type: none"> <li>- Nancy presented the draft 2021 budget.</li> <li>- With the pandemic, expenditures are unsure. Have budgeted the same as in 2020.</li> <li>- Marketing and advertising line reflects upcoming video plans.</li> <li>- Budgeted the top level grade 7 salary for Recruitment Officer position.</li> <li>- \$44,182 billing to Municipalities.</li> <li>- \$5,000 will be kept in contingency, \$48,000 will be returned to Municipalities, as discussed.</li> </ul> <p><b>Motion by Mike McDonagh to pass the 2021 budget, as presented. Seconded by Sharen Zinn. <u>Carried.</u></b></p>	Nancy to send approved budget to South Bruce by end of today.	
<b>9. Date of Next Meeting</b>		
June 14 <sup>th</sup> , 2021. Will be a shared meeting with Listowel.		
<b>10. Adjournment</b>		
Meeting adjourned at 10:33 am by Wayne Forster.		

# SAUGEEN VALLEY CONSERVATION AUTHORITY

# MINUTES

Conservation through Cooperation

---

**MEETING:** Authority Meeting  
**DATE:** Thursday, May 20, 2021, 1:00 p.m.  
**LOCATION:** Electronic

**CHAIR:** Maureen Couture

**MEMBERS PRESENT:** Paul Allen, Barbara Dobreen, Dan Gieruszak, Cheryl Grace, Tom Hutchinson, Steve McCabe, Don Murray, Mike Myatt, Mike Niesen, Sue Paterson, Diana Rae, Christine Robinson, Bill Stewart

**ABSENT WITH REGRETS:** Mark Davis

**OTHERS PRESENT:** John Bujold, Baker Tilly SGB LLP  
Colleen Collins, Project Director, eSolutions Group Ltd.  
Kevin Campbell, Project Manager, eSolutions Group Ltd.  
Kevin McKague, Cargill, Ontario  
Jennifer Stephens, General Manager/Secretary-Treasurer  
Erik Downing, Manager, Environmental Planning and Regulations  
Donna Lacey, Manager, Forestry and Lands  
Laura Molson, Manager, Corporate Services  
Jo-Anne Harbinson, Manager, Water Resources  
Matt Armstrong, Regulations Coordinator  
Alana McDonald, Flood Forecasting and Warning Coordinator

Chair Maureen Couture, called the meeting to order at 1:00 p.m.

## 1. Land Acknowledgement

As we work towards reconciliation with Indigenous people, we begin our meeting today by respectfully acknowledging that we are situated on Traditional Territories and Treaty Lands, in particular those of the Chippewas of Saugeen Ojibway Territory known as the Saugeen Ojibway Nation.

As shared stewards of Ontario's land and water resources – along with the First Nations community – Saugeen Valley Conservation Authority appreciates and respects the history and diversity of the land and its peoples and are grateful to have the opportunity to meet in this territory.

**Authority Meeting – May 20, 2021**

Chair Maureen Couture requested that in future Board meetings, the Land Acknowledgement be circulated to the Directors, and each take a turn reading it.

**2. Adoption of Agenda**

Chair Couture indicated two amendments to the agenda. Introduction of a new staff member will take place after the adoption of the agenda, and a COVID-19 report will occur after the approval of the minutes.

**MOTION #G21-48**

Moved by Sue Paterson

Seconded by Tom Hutchinson

THAT the amended agenda be adopted as presented.

**CARRIED**

Bill Stewart joined the meeting at 1:10 p.m.

**3. Introductions of New Staff**

The following new staff member was introduced to the Board of Directors:

- a. Alana McDonald – Flood Forecasting and Warning Coordinator

**4. Declaration of Pecuniary Interest**

No persons declared a pecuniary interest relative to any item on the agenda.

**5. Approval of Authority Meeting Minutes**

- a. April 15, 2021 – Authority Meeting

**MOTION #G21-49**

Moved by Steve McCabe

Seconded by Dan Gieruszak

THAT the minutes of the Authority meeting, held on April 15, 2021, be approved as circulated.

**CARRIED**

**6. Presentations**

- a. 2020 Audit Review

Jennifer Stephens introduced John Bujold, Baker Tilly. Mr. Bujold reviewed the draft financial report and noted that it is the opinion of Baker Tilly that the financial statements of SVCA present fairly the financial position as of December 31, 2020, and are in accordance with Canadian public sector accounting standards.

**MOTION #G21-50**

Moved by Cheryl Grace

Seconded by Paul Allen

THAT the 2020 Audited Financial Statements, as prepared by Baker Tilly SGB LLP be approved as presented.

**CARRIED**

Diana Rae joined the meeting at 1:30 p.m.

## Authority Meeting – May 20, 2021

### b. Cargill Development Vision

Jennifer introduced Kevin McKague, a developer in Cargill. She noted that he is not a member of the Cargill Greenock Swamp Promotional Association as stated on the agenda. Kevin is an entrepreneur with a vision for development in Cargill and has a historical family connection to the area. He described his mission as the promotion and celebration of the history, people, and culture of Historic Cargill and the unique natural beauty of the surrounding rural landscape and Greenock swamp. The development vision would impact the appreciation of Cargill's history, increase tourism, job creation and community economic development. It is his goal to partner with SVCA and the Municipality of Brockton in this endeavour.

### c. SVCA Brand Strategy Framework

Colleen Collins and Kevin Campbell presented the Brand Strategy Framework as submitted in the agenda package. They told the Directors that the new SVCA brand would have a wide audience including municipal and provincial partners, other CAs, partner organizations, staff, directors, media, schools, landowners, and tourists. To consistently deliver on a brand promise, there needs to be a strong foundation. Three brand pillars have been identified: understanding, leadership and people. The Directors discussed measurements for effectiveness.

Steve McCabe left the meeting at 2:05 p.m.

## 7. COVID-19 Update

Jennifer Stephens noted that most staff are continuing to work from home. It is necessary for several staff members to work in the office to access required resources, reference materials, and equipment. Daily operations remain unchanged until further direction is given by the provincial government.

## 8. Consent Agenda

### MOTION #G21-51

Moved by Christine Robinson

Seconded by Mike Myatt

THAT the reports, minutes, and information contained in the Consent Agenda, [items 8 a-e], along with their respective recommended motions be accepted as presented.

**CARRIED**

Steve McCabe rejoined the meeting at 2:30 p.m.

## 9. New Business

### a. Conservation Ontario Governance Accountability and Transparency Initiative

Jennifer Stephens discussed the Governance Accountability and Transparency initiative that Conservation Ontario has created in response to amendments to the *Conservation Authorities Act*.

After discussion, the following motion carried:

### MOTION #G21-52

Moved by Christine Robinson

Seconded by Barbara Dobreen

WHEREAS the provincial government has passed legislative amendments related to the governance of

**Authority Meeting – May 20, 2021**

Conservation Authorities; and

WHEREAS the conservation authorities remain committed to fulfilling accountable and transparent governance;

THEREFORE BE IT RESOLVED THAT the Board of Directors of Saugeen Valley Conservation Authority endorse the three key actions developed by the Conservation Ontario Steering Committee to update conservation authority administrative by-laws, to report proactively on priorities, and to promote/demonstrate results;

AND FURTHER THAT staff be directed to work with Conservation Ontario to implement these actions, report on progress and to identify additional improvements and best management practices.

**CARRIED**

Steve McCabe left the meeting at 2:40 p.m.

**b. Minister's Zoning Orders**

Jennifer Stephens discussed the legislative changes to the *Planning Act*, Section 47, through Bill 197, the *COVID-19 Economic Recovery Act, 2020*, July 21, 2020. The changes give the Minister enhanced authority to override a conservation authority ruling as the terms of a Minister Zoning Order (MZO) will predominate CA decisions.

After discussion, the Directors passed the following motion:

**MOTION #G21-53**

Moved by Bill Stewart

Seconded by Cheryl Grace

THAT staff be directed to communicate with member municipalities and neighbouring conservation authorities that there is a desire to be kept informed of MZOs or MZO requests; and

THAT staff be directed to prepare a fee schedule for MZOs for consideration by the Board of Directors; and

THAT staff be directed to establish a process to comment and issue MZO CA permits; and

THAT staff be directed to work collaboratively with other conservation authorities to develop a set of guidelines to compensate for ecological impacts and any other impacts that may result from the development project; and

FURTHER THAT staff be directed to create educational resources that can be used by municipalities and applicants to inform on the new permitting provisions related to MZOs in Section 28.0.1 of the amended *Conservation Authorities Act*.

**CARRIED**

**c. Designating SVCA staff as Officers**

Donna Lacey noted that positive messaging regarding illegal activities on SVCA properties is not working on SVCA properties and that designating staff as officers has become necessary to enforce activities. It was noted that fines are applicable to ticketing but would not be associated with a source of revenue.

**Authority Meeting – May 20, 2021**

After discussion, the following motion carried:

**MOTION #G21-54**

Moved by Barbara Dobreen

Seconded by Dan Gieruszak

THAT the following positions: Manager, Forestry and Lands; Forestry Technician; Field Operations Coordinator; and Campground Coordinator be designated as 'Officers' by the Authority for the purposes of enforcement of Section 29 of the *Conservation Authorities Act*.

**CARRIED**

d. Public Safety Plan –Durham Upper Dam

Jennifer Stephens reviewed the current conditions of the Upper Durham Dam and the walkway that crosses it. B.M. Ross and Associates was retained to complete a public safety assessment and plan. She reported that there were several public safety hazards that require remediation. The SVCA Water Resources Committee recommends to the Authority that the gates remain closed to the public, proper signage be installed, and that other outstanding hazards identified in the Public Safety Assessment be resolved. In particular, there was interest from both the Directors and staff to investigate options to enhance the pedestrian walkway in order to allow public access as soon as possible.

**MOTION #G21-55**

Moved by Christine Robinson

Seconded by Tom Hutchinson

THAT the Upper Durham Dam walkway remain closed to the public as it does not meet the standards of a pedestrian walkway until the concerns are addressed;

AND THAT appropriate signage, inspection protocols, chain link fencing, be installed as outlined in the Public Safety Plan;

AND THAT staff be directed to investigate the need for a safety boom and have it installed if necessary;

AND THAT staff be directed to establish an educational program to inform the public about the hazards at the Upper Durham Dam;

AND THAT a Communication Plan be implemented to convey the decision made;

AND THAT staff be directed to investigate options with respect to technical and structural changes to enhance the pedestrian walkway in order to allow public access, including financial costs and timelines, and to report back to the Board as soon as possible;

AND FURTHER THAT an estimated \$15,000 for these activities be drawn from the Water Projects Reserve.

**CARRIED**

e. Upper and Lower Durham Dams Structural Review

Jo-Anne Harbinson reviewed the submitted report. After discussion, the following motion carried.



**Authority Meeting – May 20, 2021**

**MOTION #G21-56**

Moved by Tom Hutchinson

Seconded by Don Murray

THAT staff be directed to proceed having B.M. Ross and Associates complete the structural review of the concrete components of both the Upper and Lower Durham Dams, as well as the structural analysis of the pedestrian walkway at the Upper Durham Dam.

AND FURTHER THAT staff be directed to advise the Board of any recommendations from this review.

**CARRIED**

Steve McCabe re-joined the meeting at 3:35 p.m.

f. Neustadt Gabion Basket Wall Repair

Jo-Anne Harbinson presented an overview of the report submitted. She noted that the galvanized wires holding the gabion baskets have corroded and broken apart. The repairs require engineering expertise in design and configuration. The Water Resources Committee recommend to the Authority that staff begin repairs over the course of two years beginning in 2021.

**MOTION #G21-57**

Moved by Christine Robinson

Seconded by Bill Stewart

WHEREAS the costs to repair water and erosion control infrastructure is split 50:50 between Saugeen Valley Conservation Authority and the benefiting municipality;

AND WHEREAS the costs for Phase 1 of the repairs to the Neustadt Gabion Basket Wall repairs are expected to cost \$16,000;

THEREFORE, IT IS RECOMMENDED THAT staff be directed to proceed with the Neustadt Gabion Basket Wall repairs over a two-year period extending from 2021 into 2022;

AND THAT GSS Engineering be retained to complete the design of the new gabion wall, complete permit acquisition, prepare tender documents, and oversee the contract and implementation of work on-site;

AND THAT SVCA's contribution (\$8,000) to Phase 1 of the Project be drawn from the 2021 Water Projects Budget (\$4,000) and the Capital Project – West Grey Projects Reserve Fund (\$4,000), where funding has not been successfully obtained through the Water and Erosion Control Infrastructure (WECI) Program;

AND THAT the budget and timeline for proceeding with Phase 2 of the Project will be contingent on budgetary conversations with the Municipality of West Grey and the success of WECI funding;

AND FURTHER THAT staff be directed to update the Board once the costs associated with Phase 2 of the project are defined.

**CARRIED**

g. Brand Strategy Framework

There was no discussion on the Brand Strategy Framework report.

**Authority Meeting – May 20, 2021**

**MOTION #G21-58**

Moved by Bill Stewart

Seconded by Diana Rae

THAT staff be directed to continue working with eSolutions on the next phase of developing a refreshed brand and accompanying brand strategy; and

FURTHER THAT staff be requested to deliver any feedback from the review of the Brand Strategy Framework to eSolutions Group.

**CARRIED**

Christine Robinson left the meeting at 3:47 p.m.

h. New Regulations under the *Conservation Authorities Act* – Consultation Document  
Jennifer Stephens highlighted new regulations under Bill 229 which will take place in 2 Phases. Phase 1 is focused on mandatory and non-mandatory programs and services, municipal MOUs, Advisory Committees, transition period, and the proposed consolidation of CA land regulations. Phase 2 consultations will focus on municipal levies and standards for the delivery of non-mandatory programs and services. Next steps were discussed including the submission of comments to the province by June 27<sup>th</sup>.

**MOTION #G21-59**

Moved by Barbara Dobreen

Seconded by Steve McCabe

THAT the presentation entitled “Consultation Document: New Regulations under the *Conservation Authorities Act*” be received;

AND FURTHER THAT staff be directed to provide a thorough overview of the implications of the proposed components of the Phase 1 Regulations, as outlined in the Consultation Guide to the Board of Directors at their meeting scheduled for June 17, 2021.

**CARRIED**

There being no further business, the meeting adjourned at 4:10 p.m. on motion of Don Murray.

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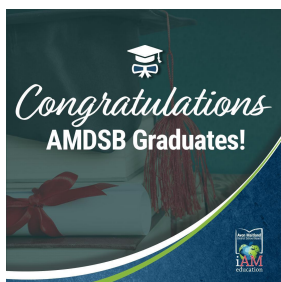
Maureen Couture  
Chair

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Janice Hagan  
Recording Secretary

## Good News

### Trustees Extend their Congratulations to all Graduating Students



Trustee Rothwell wished to bring congratulations on behalf of the trustees to all graduating students, including those moving from Grade 6 to 7, 8 to 9 or graduating grade 12. We are proud of you!!!

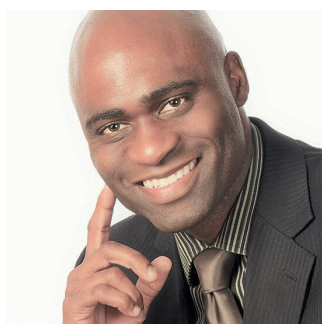
### AMDSB Schools and Buildings Fly the Pride Flag for the Month of June

Communications Manager Chera Longston shared the overall positive response that has been received from our school and broader communities. The Pride Flag is being flown to show that we value diversity and demonstrates our acceptance and celebration of the LGBTQ2S+ community. Learn more: [bit.ly/AMDSBpride](https://bit.ly/AMDSBpride).

### OSSTF - PSSP Union Group Reaches Tentative Agreement

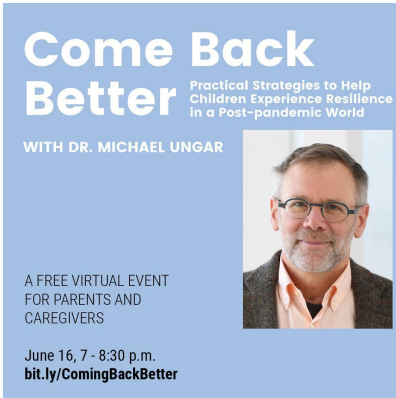
Superintendent Langis was pleased to share that the Professional Student Services Personnel (PSSP) group has approved a tentative agreement with the board. He acknowledged the hard work of the negotiating team. Once the terms are officially ratified, the group will have a new collective agreement in place.

### Leroy Hibbert Speaks to all Employee Groups during PA Education Session



Superintendent Creery was pleased to share that during the June 11 PA Day, nearly all employee groups were represented to hear Leroy Hibbert. He discussed equity, de-streaming and racism. A variety of breakout sessions were hosted as a follow-up and over 750 employees participated. She thanked the organizing committee for hosting an engaging and inspiring event, despite being restricted to a virtual learning format.

## Mental Health and Well-being Team Hosts Presentations for Staff and Students



Superintendent Marotta shared that AMDSB, in partnership with Huron Perth Catholic District School Board and the Huron Perth Centre, welcomed back Dr. Michael Ungar to present to families and staff on June 16. He discussed practical coping strategies, tools and interventions to help children experience resilience in a post-pandemic world. The event welcomed about 100 participants and hosted a question and answer period. A recording will be available in the coming days.

In addition, Dr. Jody Carrington will be presenting to over 200 staff members from a wide variety of employee groups at the ReLit conference over the summer. Staff will learn tools, strategies and interventions as they prepare to welcome students back to school in the fall.

## Trustee Schenk Wins Two OPSBA Awards



Trustee Rothwell was pleased to share that longtime AMDSB Trustee and former Chair and Vice-Chair Colleen Schenk has been granted two awards from the Ontario Public School Boards' Association (OPSBA). Each year, OPSBA honours individuals who have made significant contributions in the field of education. Trustee Schenk was awarded the President's Award, which recognizes trustees who have given 25 or more years of service to public education. In addition, she was the recipient of the Dr. Harry Paikin

Memorial Award, which is given to an active or retired public school trustee for outstanding service. Congratulations Trustee Schenk!

## Chair Update

Chair Hunking expressed his sincere thanks for the work of his fellow trustees, the senior staff and all AMDSB staff for everything they have done throughout this challenging year to support our students. Thank you for a successful year!

## Staff Presentations

### Director's Work Plan Update

Superintendent Marotta presented an update on the Tier 1 mental health supports that are available to students. She provided an overview of the strategies that have been implemented over the 2020-2021 school year including You Matter, staff professional development, school mental health teams and community agency partnerships. She outlined some of the plans for September and highlighted the new positions that are being hired to support mental health initiatives.

## Senior Staff Updates

### Board Approves the 2021/2022 Budget

The Board of Trustees received and approved the 2021/2022 Budget. The operating budget presented includes Operating Revenues and Transfers of Reserves of \$218,124,300 and Operating Expenses of the same. The capital budget approved includes Capital Spending of \$14,951,599. While the operating budget is compliant with the Ministry of Education's budget compliance rule, the total operating deficit for the 2021/2022 year is expected to be \$1,000,570. [The approved Budget package can be viewed on the Budget and Finance page of the Board website.](#)

### Staff Participate in Equity Leadership Summit

Superintendent Creery outlined that over 80 participants, including educators, administrators, educational assistants, and superintendents will be participating in a summer Anti Racist Educator Leadership Summer Series led by Paul Gorski. This Summer Learning Series is being offered in partnership with AMDSB, ETFO and OSSTF.

### Grade 8 Students Learn about Skilled Trades with Jon Callegher

Superintendent Morris shared that Grade 8 students from across the district joined Dr. Jon Callegher, who presented his research about job satisfaction among different employment sectors. He highlighted the skilled trades, and students were asked to consider whether a career in the area might be something they are interested in pursuing. Jodi Froud (Pathways Coordinator) explained the various programs that AMDSB offers to students interested in skilled trades.

## Thanks from Director Walsh

Director Walsh outlined some of the challenges from this school year and extended her thanks and appreciation for the hard work of the senior team and all AMDSB staff. She highlighted the creative thinking and adaptability of staff as we navigated a challenging pandemic.

## Future Board Meetings

- Tuesday, September 14, 2021: Committee of the Whole, Closed Session at 4:30 p.m. and Regular Board Meeting at 6:00 p.m.
- Tuesday, September 28, 2021: Committee of the Whole, Closed Session at 4:30 p.m. and Regular Board Meeting at 6:00 p.m.

Meetings will be hosted online using Microsoft Teams until further notice. [Links to join the meetings will be posted on the Board Meeting page.](#)

## Future Meetings/Events with Trustee Representation

- No further meetings for the 2020-2021 school year.

Meetings will be hosted online until further notice.

June 11, 2021

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

Sent via email: [premier@ontario.ca](mailto:premier@ontario.ca)

**Re: Lyme Disease Awareness Month  
Our Files: 35.31.99/35.23.12**

Dear Premier Ford,

At its meeting held on May 31, 2021, St. Catharines City Council approved the following motion:

“WHEREAS May is Lyme Disease National Awareness Month; and

WHEREAS the City of St. Catharines Strategic Plan includes improving livability for all; and

WHEREAS Niagara Region is a high-risk area for ticks and Lyme Disease, and cases continue to increase; and

WHEREAS Ontario health does not cover treatment and testing for all strains of Lyme Disease; and

WHEREAS Lyme Disease is a crippling disease if not diagnosed and treated appropriately;

THEREFORE BE IT RESOLVED the City of St. Catharines call on the Ontario government to expand testing to all strains of Lyme Disease and improve the level of treatment and care for those diagnosed with this crippling disease; and

BE IT FURTHER RESOLVED the Premier of Ontario, Ontario Minister of Health, local MPPs, Niagara Health, Niagara Region Public Health, all Ontario municipalities, and the Association of Municipalities of Ontario be sent correspondence of Council's decision; and

BE IT FURTHER RESOLVED the Mayor bring this matter to the attention of the Niagara Region and request that the Region build an awareness campaign with on-line resources for families with Lyme Disease.”

If you have any questions, please contact the Office of the City Clerk at extension 1524.



Bonnie Nistico-Dunk, City Clerk  
Legal and Clerks Services, Office of the City Clerk  
:mb

cc: Ontario Minister of Health  
Niagara Area MPPs  
Niagara Health  
Niagara Region Public Health  
Niagara Region  
Ontario Municipalities  
Association of Municipalities of Ontario, [amo@amo.on.ca](mailto:amo@amo.on.ca)  
Melissa Wenzler, Government Relations Advisor





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

**BY-LAW NO. 36-2021**

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Being a by-law to authorize the Mayor and Clerk to execute and affix the Corporate Seal to an Agreement between Simply Voting Inc. and the Corporation of the Municipality of Morris-Turnberry

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**WHEREAS** The Council of the Municipality of Morris-Turnberry has passed by-law 17-2021 authorizing the use of an alternative voting system for the 2022 Municipal Election;

**WHEREAS** Simply Voting Inc and the Municipality of Morris-Turnberry desire to enter into an Agreement regarding the provision of electronic voting services;

**WHEREAS** S.9 and S.11(2) 2. of the Municipal Act, 2001, as amendment, authorizes a municipality to enter into such an agreement;

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

1. That the Mayor and Clerk are hereby authorized to execute the Agreement with Simply Voting Inc on behalf of the Corporation of the Municipality of Morris-Turnberry;
2. That the Agreement shall be attached to this Bylaw as Schedule “A”;
3. That this by-law shall come into force and effect upon its passing.

**Read a FIRST and SECOND time this 6<sup>th</sup> day of July, 2021**

**Read a THIRD time and FINALLY PASSED this 6<sup>th</sup> day of July 2021**

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Mayor, Jamie Heffer

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Clerk, Trevor Hallam



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

**BY-LAW NO. 37-2021**

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Being a by-law to confirm the proceedings of the Council of the Corporation of the Municipality of Morris-Turnberry, for its meeting held on July 6<sup>th</sup>, 2021.

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**WHEREAS** Section 8 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 8, 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 July 6<sup>th</sup>, 2021 meeting be confirmed and adopted by By-law;

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

1. The action of the Council of the Corporation of the Municipality of Morris-Turnberry at its meeting held the 6<sup>th</sup> day of July, 2021, in respect of each recommendation contained in the Minutes and each motion and resolution passed and other action taken by the Council of the Corporation of the Municipality of Morris-Turnberry at the meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this By-Law; and
2. The Mayor and proper officials of the Corporation of the Municipality of Morris-Turnberry hereby authorize and direct all things necessary to give effect to the action of the Council to the Corporation of the Municipality of Morris-Turnberry referred to in the preceding section thereof;
3. The Mayor and CAO/Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of the Corporation.

**Read a FIRST and SECOND time this 6<sup>th</sup> day of July 2021**

**Read a THIRD time and FINALLY PASSED this 6<sup>th</sup> day of July 2021**

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Mayor, Jamie Heffer

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Clerk, Trevor Hallam