



MUNICIPALITY OF MORRIS-TURNBERRY

COUNCIL AGENDA

Tuesday, July 21, 2026, 7:30 pm

The Council of the Municipality of Morris-Turnberry will meet in Council Chambers in regular session on July 21, 2026, 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 21, 2026, as presented.

~

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 July 7, 2026, Council Meeting Minutes as written.

~

5.0 **ACCOUNTS**

*Moved by ~
Seconded by ~*

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

~

6.0 **PUBLIC MEETINGS AND DEPUTATIONS**

6.1 APPLICATION FOR CONSENT C34-2026 RYLAARSDAM

A report has been prepared by Huron County Planner Victor Kloeze in this regard.

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry recommends to Huron County Council that proposed severance C34-2026 be approved, subject to the conditions outlined in the planner's report.

~

6.2 APPLICATION FOR CONSENT C42-2026 PROPER

A report has been prepared by Huron County Planner Victor Kloeze in this regard.

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry recommends to Huron County Council that proposed severance C42-2026 be approved, subject to the conditions outlined in the planner's report.

~

6.3 ZONING BY-LAW AMENDMENT PUBLIC MEETING

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby Adjourns their regular meeting of Council, to be reconvened following a Public Meeting to consider Zoning By-Law Amendment MTu Z04-2026 and MTu Z05-2026.

~

PUBLIC MEETING – ZONING BY-LAW AMENDMENT

6.3.1 Call to Order

6.3.2 Declaration of Pecuniary Interest

APPLICATION MTu Z04-2026 PROPER

6.3.3 Purpose

The purpose of this zoning by-law amendment (File No. Z04-2026) is to amend the zoning on a portion of the lands at Part Lot 1 Concession 9 (42504 Howick-Turnberry Road) as shown in the attached schedules from the existing AG1 (General Agriculture) zone to AG3 (Agricultural Commercial-Industrial) and a portion from AG1 to the AG2-1 (Restricted Agriculture – Retained Parcel from a Surplus Farm Residence Severance) zone. The intention is to rezone a proposed severed parcel from a related consent application (C42-2026) to allow for the continued operation of an agriculturally focused trucking business and the rental of the existing grain bins; with the continued use of the existing residence as an accessory residence. The retained farmland is being rezoned to prohibit the construction of a new residence after the severance consent occurs.

6.3.4 Comments

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

6.3.5 Recommendation of the Huron County Planner

It is recommended that Zoning By-law Amendment Z04-2026 be approved.

APPLICATION MTu Z05-2026 ALBRECHT

6.3.6 Purpose

The purpose of the proposed temporary use zoning by-law amendment is to permit a temporary residential dwelling (a "garden suite") for a period of up to 20 years, with a reduced Minimum Distance Separation (MDS) setback of 415 metres (1362 feet) to a neighbouring pig barn. The garden suite is proposed to provide temporary housing, most likely in a mobile home, to be occupied by the owner's parents.

6.3.7 Comments

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

6.3.8 Recommendation of the Huron County Planner

It is recommended that Zoning By-law Amendment Z05-2026 be approved.

6.3.9 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 Z03-2026, and MTu Z03-2026, and reconvenes its regular meeting of Council.

~

6.3.10 Consideration of Zoning By-Law Amendment MTu Z04-2026 Proper

*Moved by ~
Seconded by ~*

THAT leave be given to introduce By-Law 36-2026, being a by-law to amend by-law 45-2014 of the Municipality of Morris-Turnberry, and that it now be read severally a first, second, and third time, and finally passed.

~

6.3.11 Effect of Public and Agency Comments

6.3.12 Consideration of Zoning By-Law Amendment MTu Z05-2026 Albrecht

Motion under Section 34(17) of the Planning Act

*Moved by ~
Seconded by ~*

WHEREAS Council of the Corporation of the Municipality of Morris-Turnberry has held a Public Meeting pursuant to Section 34(12) of the Planning Act, RSO 1990 with respect to a proposed zoning by-law affecting Part South Part Lot 5 AS RP 22R4642 Part 1 Concession 4 in the Municipality of Morris-Turnberry (zoning by-law amendment application Z05-2026);

AND WHEREAS certain changes have been made to the proposed by-law after the holding of the public meeting;

NOW, THEREFORE, the Council of the Corporation of the Municipality of Morris-Turnberry hereby resolves that, pursuant to Section 34(17) of the Planning Act, RSO 1990, no further notice is to be given in respect of the proposed by-law.

~

Consideration of amending by-law

*Moved by ~
Seconded by ~*

THAT leave be given to introduce By-Law 37-2026, being a by-law to amend by-law 45-2014 of the Municipality of Morris-Turnberry, and that it now be read severally a first, second, and third time, and finally passed.

~

6.3.13 Effect of Public and Agency Comments

6.4 COMMITTEE OF ADJUSTMENT

*Moved by ~
Seconded by ~*

THAT The Council of the Municipality of Morris-Turnberry hereby adjourns their Council Meeting, to be reconvened following a meeting of the Committee of Adjustment.

~

COMMITTEE OF ADJUSTMENT MEETING

6.4.1 Call to Order

6.4.2 Declaration of Pecuniary Interest

Minor Variance Application MV01-2026 Myers

6.4.3 Purpose

This application proposes to recognize an under-construction lean-to addition to an existing shop. The addition to the shop exceeds the permitted maximum accessory building lot coverage of 10% and therefore this application requests recognition of an existing accessory building lot coverage of 12%.

6.4.4 Comments

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

6.4.5 Recommendation

It is recommended that application MV01-2026 be approved.

6.4.6 Committee of Adjustment Decision

*Moved by ~
Seconded by ~*

THAT The Committee of Adjustment of the Municipality of Morris-Turnberry, considering the variance to be minor, to maintain the appropriate development of the lands, and to maintain the general intent of the Morris-Turnberry Zoning By-law 45-2014 and the Morris-Turnberry Official Plan, hereby approves application for minor variance MV01-2026, submitted by William Myers, subject to the following conditions:

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

~

6.4.7 Close Committee of Adjustment

*Moved by ~
Seconded by ~*

THAT The Committee of Adjustment hereby adjourns their meeting.

~

7.0 **STAFF REPORTS**

7.1 BY- LAW ENFORCEMENT

7.1.1 By-Law Enforcement Activities – April, May, and June, 2026

A report has been prepared by CBO/By-Law Enforcement Officer Kirk Livingston regarding by-law enforcement activities for April, May, and June.

7.2 BUILDING

7.2.1 Building Department Activities – April, May, and June, 2026

A report has been prepared by CBO/By-Law Enforcement Officer Kirk Livingston regarding building department activities for April, May, and June.

8.0 **BUSINESS**

8.1 Belgrave Water Financial Plan

A report has been prepared by Treasurer Sean Brophy in this regard.

*Moved by ~
Seconded by ~*

That the Council of the Municipality of Morris-Turnberry hereby approves and adopts Financial Plan No. 247-301 for the Belgrave Water System, dated July 21st, 2026, as presented.

~

8.2 BUDGET MATTERS – EXPENSES

A report has been prepared in this regard by Treasurer Sean Brophy.

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby accepts the report on O. Reg. 284/09 Budget Matters-Expenses for the 2026 budget.

~

8.3 ICI CURBSIDE RECYCLING PRICE INCREASE

A report has been prepared by Treasurer Sean Brophy in this regard.

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby directs staff to proceed with the implementation of an ICI user fee of \$160.00 per bin effective January 1, 2027.

~

8.4 GALBRAITH MEMORIAL GATES AD HOC COMMITTEE

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 establishes the Galbraith Field Memorial Gates Advisory Committee;

AND FURTHER THAT Council adopts the Terms of Reference for the Committee as presented;

AND FURTHER THAT staff are directed to advertise for expressions of interest from members of the public and report back to Council with recommendations for appointments.

~

8.5 CLEAN WATER ACT RISK MANAGEMENT OFFICIAL SERVICING AGREEMENT

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 accepts the proposal of the Ausable Bayfield Conservation Authority for the provision of risk management services for the years 2027 through 2029 and directs staff to return a by-law to authorize the execution of the draft delegation agreement as presented.

~

9.0 COUNCIL REPORTS

Kevin Freiburger

Jamie McCallum

Sharen Zinn

Jodi Snell

Jamie Heffer

10.0 CORRESPONDENCE, MINUTES, ITEMS FOR INFORMATION

- 10.1 Correspondence – Notice to Maitland Links, Trillium Fund Decision and Lease Termination
- 10.2 Correspondence – Request for Letter of Support – Disneys of Huron Project
- 10.3 Correspondence – Summer Company Briefing Note – Huron County Economic Development
- 10.4 Correspondence – Conservation Authority Budget and Apportionment Matters – Minister of the Environment Conservation and Parks
- 10.5 Correspondence – Maitland Granite OTF Grant Application
- 10.6 Monthly Report – Belgrave Water – June 2026
- 10.7 Monthly Report – North Huron Fire – June 2026
- 10.8 Monthly Report – Huron East Huron Fire – June 2026
- 10.9 Minutes – Bluevale Community Committee – June 30, 2026
- 10.10 Minutes – MVCA Board – May 20, 2026
- 10.11 Resolution – Support for Conservation Authority Resolution – Township of Stone Mills
- 10.12 Resolution – OLT Deference to Municipal Planning Decisions – Town of Whitby
- 10.13 Resolution – Tick Borne Diseases – Town of Caledon
- 10.14 Resolution – Property Assessment Cycle – Western Ontario Wardens' Caucus
- 10.15 Fall Tax Mailing Newsletter Draft
- 10.16 Outstanding Action Items

11.0 ITEMS FOR A FUTURE AGENDA

12.0 BY-LAWS AND AGREEMENTS

None.

13.0 CLOSED SESSION

None.

14.0 CONFIRMING BY-LAW

*Moved by ~
Seconded by ~*

THAT leave be given to introduce By-Law 38-2026, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on July 21, 2026, and that it now be read severally a first, second, and third time, and finally passed.

~

15.0 ADJOURNMENT

*Moved by ~
Seconded by ~*

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

~

NEXT MEETINGS:

Regular Meeting of Council – Tuesday, August 11, 2026, 7:30 pm
Regular Meeting of Council – Tuesday, September 1, 2026, 7:30 pm



MUNICIPALITY OF MORRIS-TURNBERRY

COUNCIL MINUTES

Tuesday, July 7, 2026, 7:30 pm

The Council of the Municipality of Morris-Turnberry met in Council Chambers in regular session on July 7, 2026, at 7:30 pm.

Council in Attendance

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

Staff in Attendance

Trevor Hallam CAO/Clerk

Others in Attendance

Nancy Bridge	Auditor, Seebach and Company
Rachel Hammermueller	The Wingham Advance Times
Bob Montgomery	The Citizen

1.0 CALL TO ORDER

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

Mayor Heffer noted that the members of the press in attendance would be recording the meeting for the purpose of writing articles.

2.0 ADOPTION OF AGENDA

Motion 131-2026

*Moved by Sharen Zinn
Seconded by Jamie McCallum*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the agenda for the meeting of July 7, 2026, as presented.

Carried.

3.0 DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST

None.

4.0 MINUTES

Motion 132-2026

*Moved by Jodi Snell
Seconded by Kevin Freiburger*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the June 16, 2026, Council Meeting Minutes as written.

Carried.

5.0 **ACCOUNTS**

Motion 133-2026

*Moved by Jamie McCallum
Seconded by Jodi Snell*

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

Carried.

6.0 **PUBLIC MEETINGS AND DEPUTATIONS**

6.1 LATRONICA AND BOLT MUNICIPAL DRAINS COURT OF REVISION

6.1.1 Open Court of Revision

Motion 134-2026

*Moved by Sharen Zinn
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris-Turnberry hereby adjourns their regular meeting of Council, to reconvene following the Court of Revision for the Latronica and Bolt Municipal Drains 2026.

Carried.

6.1.2 Call to order by the Chair.

Chair Jamie Heffer called the hearing to order at 7:31 pm.

LATRONICA MUNICIPAL DRAIN 2026

6.1.3 Appeals

No appeals were received by the deadline of June 27th.

6.1.4 Late or Verbal Appeals

No late appeals were received by the time of publication of the agenda, there were no appeals from the floor.

BOLT MUNICIPAL DRAIN 2026

6.1.5 Appeals

No appeals were received by the deadline of June 27th.

6.1.6 Late or Verbal Appeals

No late appeals were received by the time of publication of the agenda, there were no appeals from the floor.

6.1.7 Adjournment

Motion 135-2026

*Moved by Jamie McCallum
Seconded by Kevin Freiburger*

THAT, there being no appeals to the assessment schedules for the Latronica Municipal Drain 2026, or the Bolt Municipal Drain 2026, their respective assessment schedules shall be adopted as presented and the Court of Revision shall be adjourned.

Carried.

6.2 MUNICIPAL AUDIT REPORT 2025

Nancy Bridge of Seebach and Company Chartered Professional Accountants presented the 2025 Financial Statements and Audit Report.

Motion 136-2026

*Moved by Jamie McCallum
Seconded by Kevin Freiburger*

THAT The Council of the Municipality of Morris-Turnberry accept the 2025 Audit Report and Financial Statements as submitted by Nancy Bridge, Auditor, Seebach and Company Chartered Professional Accountants.

Carried.

7.0 **STAFF REPORTS**

None.

8.0 **BUSINESS**

8.1 GALBRAITH MEMORIAL GATES

Mayor Heffer has requested a discussion regarding the Galbraith Memorial Gates in Lowertown.

He explained that as the gates are a war memorial, he believes it is appropriate to have community to be part of the process and have input into the future of the gate, especially where any fundraising efforts or securing of resources is concerned. He proposed that an ad hoc committee be struck to advise Council, and noted that he would be willing to sit on the committee himself.

There was a consensus of Council that this was an appropriate approach to take.

Motion 137-2026

*Moved by Jamie McCallum
Seconded by Sharen Zinn*

THAT The Council of the Municipality of Morris-Turnberry hereby directs staff to draft a Terms of Reference for an ad hoc advisory committee regarding the Galbraith Gates.

Carried.

8.2 REDI PROGRAM REQUEST FOR SUPPORT

Huron County Council, via the Huron County Economic Development Department, requested a letter of support from lower tier councils for the County's application to the REDI Program by correspondence.

Motion 138-2026

*Moved by Kevin Freiburger
Seconded by Jodi Snell*

THAT The Council of the Municipality of Morris-Turnberry hereby directs staff issue a letter of support for the County of Huron's application to the REDI Program on behalf of Council.

Carried.

9.0 COUNCIL REPORTS

Kevin Freiburger

None.

Jamie McCallum

Attended a Belgrave recreation committee event on behalf of the municipality.

Sharen Zinn

None.

Jodi Snell

Attended the graduation ceremony at F.E. Madill Secondary School on behalf of the Municipality.

Jamie Heffer

None.

10.0 CORRESPONDENCE, MINUTES, ITEMS FOR INFORMATION

- 10.1 Correspondence – Response – Conservation Authority Resolution – Ministry of the Environment, Climate Change and Nature.
- 10.2 Minutes – CHIP – March 10, 2026
- 10.3 Board Meeting Highlights – AMDSB – June 23
- 10.4 Monthly Report – North Huron Fire Department – May 2026
- 10.5 Resolution – Support for Conservation Authority Resolution – Township of Malahide
- 10.6 Resolution – Support for Conservation Authority Resolution – Municipality of East Farris
- 10.7 Outstanding Action Items

11.0 ITEMS FOR A FUTURE AGENDA

None.

12.0 BY-LAWS AND AGREEMENTS

None.

13.0 CLOSED SESSION

None.

14.0 CONFIRMING BY-LAW

Motion 139-2026

Moved by Sharen Zinn

Seconded by Jamie McCallum

THAT leave be given to introduce By-Law 35-2026, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on July 7, 2026, and that it now be read severally a first, second, and third time, and finally passed.

Carried.

15.0 **ADJOURNMENT**

Motion 140-2026

*Moved by Kevin Freiburger
Seconded by Jamie McCallum*

*THAT the Council of the Municipality of Morris-Turnberry does
now adjourn at 8:05 pm.*

Carried.

NEXT MEETINGS:

Regular Meeting of Council – Tuesday, July 21, 2026, 7:30 pm
Regular Meeting of Council – Tuesday, August 11, 2026, 7:30 pm

Mayor, Jamie Heffer

Clerk, Trevor Hallam

Municipality of Morris-Turnberry
Account List for

July 21 2026

General

Hydro One	Morris Office	313.02
Bell Canada	Morris Office	504.41
Bell Canada	Turnberry Shop - Emergency Lines	136.93
Telizon	Long Distance Phone	0.89
MicroAge Basics	Office Supplies & IT Support	1,266.51
Orkin Canada	Pest Control	218.43
Randy Scott	Livestock Evaluation x2	273.43
Township of North Huron	Water Billings	4,297.12
Minister of Finance	May Policing	43,670.00
Bluevale Community Committee	June Hall Rentals	420.00

Payroll

July 15 2026	Payroll	27,464.85
	Expenses	193.59

General Total 78,759.18

Building Department

Foxtan Fuels	Fuel for Vehicle	331.03
Property Owners	Return Building Permit Deposits	589.16

Payroll

July 15 2026	Payroll	6,159.05
	Expenses	-

Building Department Total 7,079.24

Property Standards

Keppelcreek	Bylaw Enforcement	1,948.77
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Property Standards Total 1,948.77

Drainage

John McKercher Construction Ltd	Branch 2 of the Elliott-Underwood Municipal Drain	3,014.75
John McKercher Construction Ltd	Rylaarsdam Municipal Drain	14,550.59

Drainage Total 17,565.34

Parks & Cemeteries

Hydro One	Kinsmen Park	30.44
PE Inglis Holdings Inc	Portable Unit	197.75

Parks & Cemeteries Total 228.19

Belgrave Water

Hydro One	Belgrave Water	1,180.04
Hydro One	Humphrey Well	39.27
Bell Canada	Belgrave Water	186.26
Rogers	Belgrave Water & Humphrey Well	180.78
Hay Communications	Belgrave Water	22.60
Veolia Water	June Operations	7,472.37
Sommers Generator Systems	Generator Repair	1,090.45

Belgrave Water Total 10,171.77

Landfill

Hydro One	Morris Landfill	49.84
PE Inglis Holdings Inc	Portable Unit	135.60
Bluewater Recycling Assoc	July Curbside	8,219.20
Goderich Print Shop	Landfill Weigh Slips	565.00
AJ Stone Company Ltd	Gas Detector Repair	24.86

Landfill Total 8,994.50

Roads

Hydro One	Streetlights	1,204.39	
Hydro One	Morris Shop	156.51	
Hydro One	Turnberry Shop	206.89	
Bell Canada	Morris Shop	252.21	
Bell Canada	Turnberry Shop	136.94	
HuronTel	Turnberry Shop Internet	66.56	
McDonald Home Hardware	Shop Supplies	624.74	
Steffens Auto Supply	Shop Supplies	180.27	
PBJ Cleaning Depot Inc	Shop Supplies & Water	195.49	
Foxton Fuels	Fuel	8,794.10	
Robert's Equipment	Parts for 23-16 Mower	110.11	
Brandt London	Parts for 26-23 Grader	816.43	
BJ Industries Inc.	Repair for 13-03 Grader, Roller for 26-23 Grader	22,096.27	
Delta Power Equipment	Parts for 25-10 Case Backhoe	64.45	
Joe Kerr Ltd	Shoulder & Maintenance Gravel	7,226.82	
Green Stream Lawn & Vegetation Management	Roadside Spraying	13,243.60	
B.Edwards Transfer	Catch Basin Cleaning	4,689.50	
Sepoy Trade Solutions	Streetlight Repair	261.17	
Municipality of Morris-Turnberry	Turnberry Shop Water	70.43	
Payroll			
July 15 2026	Payroll	35,265.35	
	Expenses	-	
	Roads Total		95,662.23
	Account Total		220,409.22

Approved By Council:

July 21 2026

Mayor - Jamie Heffer

Treasurer- Sean Brophy



PLANNING & DEVELOPMENT

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www.huroncounty.ca

Consent Application Report – File C34-2026

Owner/Applicant:	Dirk & Liz Rylaarsdam	Date:	July 7, 2026
Property Address:	41508 Glenannon Rd, Municipality of Morris-Turnberry		
Property Description:	Con 11 Lot 11 E Pt Lot 12, Municipality of Morris-Turnberry		

Recommendation: That provisional consent be:

- ☒ Recommended for approval with the attached conditions
- ☐ Recommended for deferral
- ☐ Recommended for denial (referred to Huron County Council for a decision)

Purpose:

- ☒ enlarge abutting lot
- ☐ create new lot
- ☐ surplus farm dwelling
- ☐ right-of-way / easement
- ☐ other:

Area Severed: 2.4 acres +/- (1 ha)	Official Plan Designation: Agriculture & Mineral Aggregates	Zoning: AG1 (General Agriculture)
Area Retained: 147 acres +/- (59.5 ha)	Official Plan Designation: Agriculture, Mineral Aggregates & Natural Environment	Zoning: AG1 (General Agriculture), NE2 (Natural Environment – Limited Protection)
Area Enlarged: 0.5 acres +/- (0.2 ha)	Official Plan Designation: Agriculture	Zoning: AG4 (Agricultural Small Holding)

Review: This application with the recommended conditions:

- ☒ Is consistent with the Provincial Policy Statement (s. 3(5) Planning Act);
- ☒ Does not require a plan of subdivision for the proper and orderly development of the municipality (s. 53(1) Planning Act);
- ☒ Conforms with section 51(24) of the Planning Act;
- ☒ Conforms to the Huron County Official Plan;
- ☒ Conforms to the Morris-Turnberry Official Plan;
- ☒ Complies with the Morris-Turnberry Zoning By-law (or will comply subject to a standard condition of rezoning or minor variance); and

☐ Has no unresolved objections/concerns raised (to date) from agencies or the public.

(Applications that are unable to meet all of the foregoing criteria will be referred to Huron County Council for a decision)

Public and Agency Comments:

	Not Received	No Objections	Comments
Neighbours	☒		
Morris-Turnberry Staff		☒	See recommended conditions.
Bruce County		☒	
HCFA			HCFA objects to the application as applied for and circulated, comments are summarized below and are attached

Figure 1. Air photo showing the dimensions of the proposed severed parcel (in blue) and the parcel to be enlarged (orange outline)



Figure 2. Air photo showing the severed parcel in blue, the parcel to be enlarged in green, and the retained farm in orange



Planning Comments

This application proposes to enlarge a previously severed residential parcel. While the applicant has indicated that the existing septic system on the severed parcel is small and aging and there is a servicing and convenience purpose for an expansion, they indicate the primary purpose of the severance is to create a larger yard for children and pets, a potential future workshop accessory building, and potential for future animal housing and pasture space.

The land proposed to be severed to add to the residential lot is currently used for pasture land by the farm, and is part of the prime agricultural area. It is largely designated Agricultural and mapped as Class 1 Prime Agricultural land in the Canadian Land Inventory. A portion of the proposed severed parcel is designated Mineral Aggregates and is identified as a secondary deposit, no constraints based on the Ontario Geological Inventory Aggregate Resources Inventory Papers.

Increasing the size of the residential parcel to 3 acres as proposed by the application is inconsistent with the direction of the Provincial Planning Statement (PPS) and does not conform to the policies of the Huron County or Morris Turnberry Official Plans. The PPS only permits a lot adjustment in the prime agricultural area for legal or technical reasons; and clearly directs that lands for residential uses in the prime agricultural area are intended to be kept to a minimal size to accommodate the use and sewage and water services, and that impacts on the agricultural system are minimized. This is consistent with the direction in the County Official Plan, which does state that minor lot boundary adjustments can be permitted subject to local official plan policies.

The Morris-Turnberry Official Plan clearly states that to protect the agricultural land base and limit non-farm development in the Agricultural designation, and to give priority to agricultural uses in the agricultural area, the Municipality will prevent prime agricultural land from being used for non-agricultural uses. The Plan allows for a lot addition to a non-farm use in the Agricultural area but only if a minimum amount of productive land is involved and the conveyance is for convenience or servicing purposes. Where new surplus severances are proposed the plan states the minimum area should be 1 acre and regular in shape if possible, in order to accommodate the residence, septic system and well.

In order for the application to be consistent with the PPS, comply to the Planning Act, and conform to the County and Morris-Turnberry Official Plans, Condition #13 is recommended, which would require the severed parcel be reduced to approximately 1800 square metres (0.44 acres) in area. This would result in the enlarged AG4 parcel being a total of 1 acre in area, significantly reducing the amount of prime agricultural land lost for non-agricultural use, and reducing the impact of the lot addition on the potential viability of the aggregate deposit. It would offer potential for future septic bed expansion or replacement locations; allow the enlarged lot to be made more regular; include the full footprint of the existing shed which crosses a lot line and a hydro pole that the applicants have advised is inconvenient to maneuver farm equipment around; as well as providing additional space for outbuildings etc. If this condition is not included, the proposal is not consistent with the PPS and does not conform to the County or Morris-Turnberry Official Plan. The applicants have indicated that they prefer Condition #13 not be included.

Figure 3. Site visit photo showing existing residence and shed.



Figure 4. Air photo showing the recommended reduced lot addition with the severed parcel in blue and the parcel to be enlarged in green.



Agency and Public Comments

Notice of the consent was circulated to the public, agencies, and Morris-Turnberry staff. The following comments were provided:

- No comments were received from the public.

- Bruce County advised they have no comments on the application.
- Morris-Turnberry staff comments have been incorporated into the recommended conditions of approval.
- The Huron County Federation of Agriculture has submitted comments objecting to the proposed severance. Their comments are attached to this report, and emphasize the importance of planning practices that protect prime farmland and the businesses therein. They are concerned about the conversion of actively used productive agricultural land for residential purposes. They highlight that agricultural land is being lost across the Province, that it should be protected in Huron County as directed by the Huron County Official Plan, and that they are concerned that an approval of this kind of application could set an undesirable precedent for similar expansions, increasing loss of agricultural land.

Conclusion

As applied for, the application is not consistent with the PPS, and does not conform to the Planning Act, the Huron County and the Morris-Turnberry Official Plans. The application would meet the relevant policy tests through Condition #13. It is recommended that the Council of Morris-Turnberry recommend approval to the County of Huron subject to the following conditions:

Recommended Conditions

Expiry Period

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

Municipal Requirements

2. All municipal requirements, financial or otherwise, be met to the satisfaction of the Municipality (for example: servicing connections, cash-in-lieu of park dedication, property maintenance, compliance with zoning by-law provisions for structures).
3. The sum of \$500 be paid to the Municipality as cash-in-lieu of parkland.
4. Applicant to provide a letter from a licensed contractor advising that the septic tank has been pumped and is functioning properly for the severed parcel of land to the satisfaction of the Municipality.
5. That Section 65(2) of the Drainage Act be addressed to the satisfaction of the Municipality.

Survey/Reference Plan

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

Zoning

7. Where a violation of any municipal zoning by-law is evident, the appropriate minor variance or rezoning be obtained to the satisfaction of the Municipality.

Merging and Cancellation Certificate

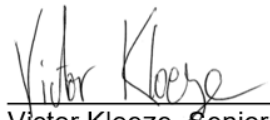
8. The severed land merge on title with the abutting property to the southwest described as Concession 11 East Part of Lot 12, being Part 1 Registered Plan 22R1876 (41394 GLENANNON RD) upon issuance of the certificate under Section 53(42) of the Planning Act, RSO 1990, as amended to the satisfaction of the County.
9. A firm undertaking be provided to the satisfaction of the County from the solicitor acting for the parties indicating that:

- a. the severed land and the abutting property to the southwest described as Concession 11 East Part of Lot 12, being Part 1 Registered Plan 22R1876 (41394 GLENANNON RD) will be consolidated into one P.I.N. under the Land Titles system; or
 - b. where consolidation is not possible as the parcels to be merged are registered in two different systems (e.g. the Registry or Land Titles system), a notice will be registered in both systems indicating that the parcels have merged with one another and are considered to be one parcel with respect to Section 50 (3) or (5) of the Planning Act, R.S.O. 1990, C P.13 as amended.
10. Section 50(3) or (5) of the Planning Act, RSO 1990, as amended, applies to any subsequent conveyance or transaction of the retained land.
 11. A letter requesting a cancellation certificate under Section 53(45) of the Planning Act be provided from the solicitor acting for the parties to the satisfaction of the County.
 12. Confirmation of registration of the Cancellation Certificate be provided to the satisfaction of the County

Other

13. That the severed parcel be reduced in area to approximately 1,800 square metres (0.44 acres)

Sincerely;



Victor Kloeze, Senior Planner
RPP MCIP

Date of Site Inspection: July 2, 2026



President: *Shawn O'Rourke*

Secretary: *Lori Gordon*

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

June 15, 2026

Huron County is the most agricultural productive county in Ontario, and we strive to ensure sustainable, vibrant, and profitable farms thrive in our area. The HCFA proudly represents our membership of over 2000 farm families.

We have recently reviewed the Severance application for C34-2026 Rylaarsdam. This application involves a severance with a lot addition. Morris-Turnberry Lot: Con 11 Lot 11 E Pt Lot 12.

The HCFA would like to emphasize the importance of following planning practices that protect our prime farmland and the businesses therein. Residential lots in prime agricultural areas increase the incidence of land use conflicts and may impede future opportunities for surrounding agricultural operations. Examples of conflicts between contrasting land uses may include situations where there are misunderstandings regarding normal farming practices, or complaints about noise, odours, and dust and the use of equipment on roads.

The HCFA is concerned about this application for a severance, with land to be added to an existing rural residential lot. This application would involve the addition of approximately 2 acres to the residential lot. The property to be severed is actively used for farming. The desire for additional outdoor space for children and pets does not in itself justify the conversion of productive agricultural land to residential use. Ontario is losing agricultural land at the rate of 319 acres per day. Even small incremental conversions of farmland to residential use contribute to the loss of agricultural land. The HCFA feels that agricultural lands need to be protected in Huron County.

The Huron County Official Plan explicitly directs that lots should be limited to the minimum size needed to accommodate the existing residence and necessary septic and water service.

The HCFA is also concerned that the approval of this application could set an undesirable precedent for similar expansions, gradually increasing the loss of agricultural land beyond what is intended by the Official Plan.

Thank you for the opportunity to comment on this application.

Shawn O'Rourke, President Huron County Federation of Agriculture.



PLANNING & DEVELOPMENT

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www.huroncounty.ca

Consent Application Report – File C042-2026

Owner/Applicant:	Pam and Davie Proper	Date:	July 21, 2026
Property Address:	42504 Howick-Turnberry Road, Municipality of Morris-Turnberry		
Property Description:	Concession 9 Part Lot 1, Municipality of Morris-Turnberry		

Recommendation: That provisional consent be:

- ☒ Recommended for approval with the attached conditions
- ☐ Recommended for deferral
- ☐ Recommended for denial (referred to Huron County Council for a decision)

Purpose:

- ☐ enlarge abutting lot
- ☐ create new lot
- ☒ surplus farm dwelling
- ☐ right-of-way / easement
- ☐ other:

Area Severed: 3.8 acres +/- (1.5 ha)	Official Plan Designation: Mineral Aggregates	Zoning: AG1 (General Agriculture)
Area Retained: 95.7 acres +/- (38.7 ha)	Official Plan Designation: Mineral Aggregates, Agriculture & Natural Environment	Zoning: AG1 (General Agriculture), NE2 (Natural Environment – Limited Protection)

Review: This application with the recommended conditions:

- ☒ Is consistent with the Provincial Policy Statement (s. 3(5) Planning Act);
- ☒ Does not require a plan of subdivision for the proper and orderly development of the municipality (s. 53(1) Planning Act);
- ☒ Conforms with section 51(24) of the Planning Act;
- ☒ Conforms to the Huron County Official Plan;
- ☒ Conforms to the Morris-Turnberry Official Plan;
- ☒ Complies with the Morris-Turnberry Zoning By-law (or will comply subject to a standard condition of rezoning or minor variance); and
- ☒ Has no unresolved objections/concerns raised (to date) from agencies or the public.

(Applications that are unable to meet all of the foregoing criteria will be referred to Huron County Council for a decision)

Agency Comments:

	Not Received	No Objections	Comments
Neighbours	☒		
Morris-Turnberry Staff		☒	See recommended conditions.
Huron County Public Works		☒	
HCFA	☒		

Figure 1. Air photo showing the severed parcel (in blue) and retained parcel (in orange)

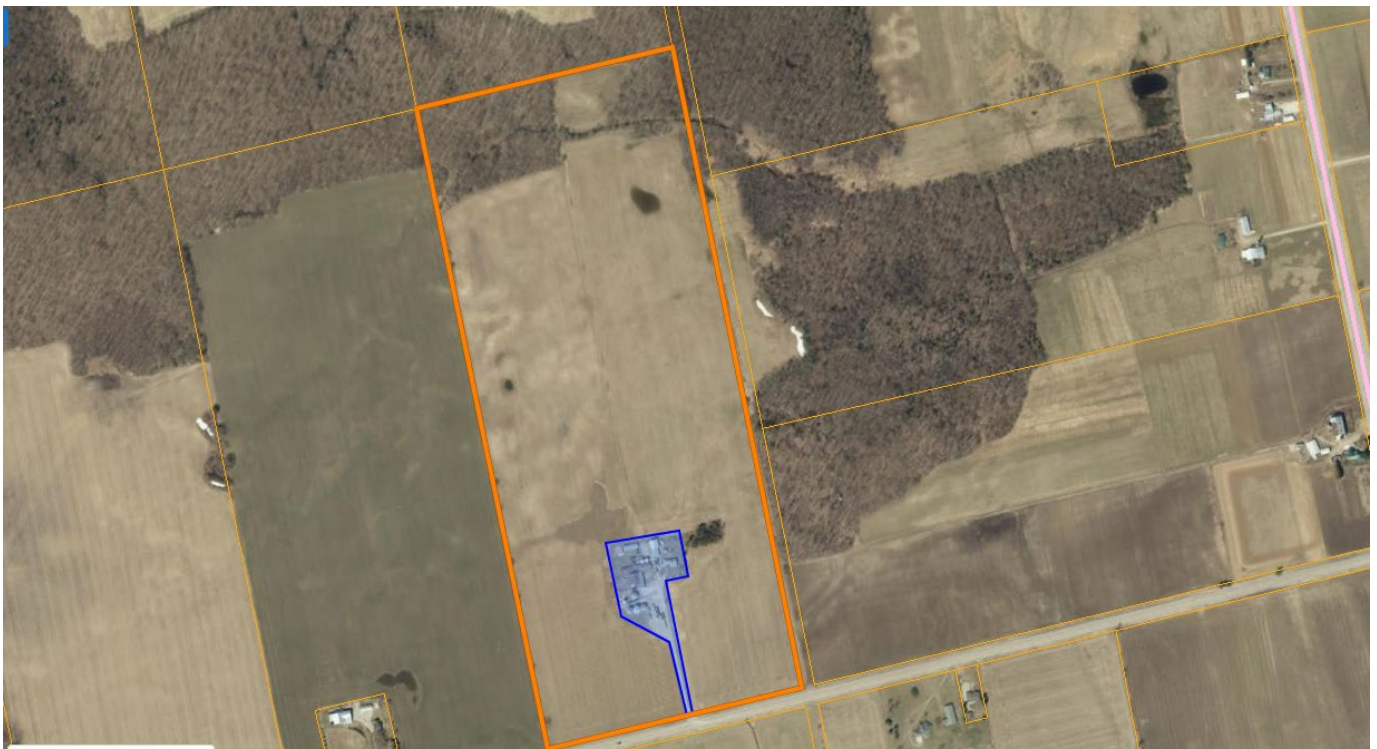


Figure 2. Air photo showing the severed parcel in blue



Figure 3. Site Visit Photo, showing severed parcel, grain bins, and existing residence



Planning Comments

- This is an undisputed file which is being brought to Morris-Turnberry Council due to the irregular shape of the parcel, and as the Zoning By-law amendment will be coming to be considered at the same meeting.
- This application proposes to sever the residence, grain bins and trucking yard from the retained farmland, which would be sold to a qualifying farmer (Foxhill Farms Inc.).
- The proposed severed parcel is approximately 3.8 acres and contains a residence, a shop for a trucking company, gravel parking area for transport trucks, storage structure for snow removal equipment and grain bins to be rented out. The proposed retained parcel is 95.7 acres of vacant farmland with some natural environment features.
- The *Provincial Planning Statement, 2024* (PPS) permits the severance of surplus farm dwellings (a house surplus as a result of the acquisition of additional farm parcels to be operated as one farm operation). The PPS requires that the construction of a new residence on the severed farmland created by the severance be prohibited. This is addressed through the automatic rezoning provision to recognize the residential parcel (e.g. AG4-1) and the severed farmlands will be automatically rezoned to prohibit a new residence (e.g. AG2-1).
- The proposed consent is consistent with the PPS, as it is the result of farm consolidation. The farmland is to be purchased by Foxhill Farms Inc. which has a qualifying farm property.
- The Huron County Official Plan (OP) and the Morris-Turnberry OP both permit surplus residence severances subject to a list of criteria dependent on the result of a farm consolidation.
 - Residence: age, habitable, intended as a primary residence.
 - Farmland to be zoned to prohibit residence.
 - Size of severed parcel minimized.
 - MDS does not apply since there is no barn on the retained farmland.
 - No previous residential severances after June 28, 1973, except in Settlement Areas.
- Agricultural Commercial uses are not permitted in the AG4 zone, which is typically automatically applied to the severed residential parcel in a surplus residence severance. The commercial activity proposed severed parcel exceeds the scale of a permitted home industry. Accordingly, a re-zoning application to an AG3 zone is recommended to recognize and permit the existing agricultural trucking business and grain bin rentals.
- The *Provincial Planning Statement, 2024* (PPS) and Huron County Official Plan permit Agricultural Commercial Uses in the Agricultural designation. The Morris-Turnberry Official Plan permits Agricultural Commercial uses in the Agricultural designation subject to a list of criteria:

- the use relates to commercial scale agriculture and not to goods or services that are normally required by the general public;
 - the use is required in proximity to farms;
 - where possible, the use locates in or near settlement areas, locates in groups, and avoids prime agricultural land;
 - any accessory residence remains part of the use and not on a separately titled lot;
 - applicable Provincial requirements are met (e.g., certificate of approval);
 - a servicing options strategy may be required; and
 - additional requirements are addressed through site plan control.
 - Agriculturally Related Commercial and Industrial Operations are not subject to Minimum Distance Separation requirements, nor are barns required to meet MDS requirements when siting in proximity to an agricultural related commercial or industrial use.
- The business uses (agricultural trucking and grain bin rentals) directly relate to agriculture and are appropriate AG3 uses required in proximity to agriculture. The applicants will need to separately confirm whether a certificate of approval is required for their use, particularly the grain bin rentals.
 - The applicants have submitted a supportive aggregate impact assessment identifying that the proposal minimally impacts the deposit as the majority of the severed parcel is already developed and would have had recommended setbacks regardless of any potential consent.
 - The buildings located on the severed parcel are expected to comply with the provisions of the Zoning By-law, subject to the rezoning which has been applied for and is in circulation.
 - The proposed consent is consistent with the PPS, conforms to the Huron County and Morris-Turnberry Official Plans and will comply with the Morris-Turnberry Zoning By-law, subject to the recommended conditions and approval of the concurrent rezoning (to address condition #8).

Agency and Public Comments

Notice of the consent was circulated to the public, agencies, and Morris-Turnberry staff. The following comments were provided:

- No comments were received from the public.
- No concerns were received from agencies, including Maitland Valley Conservation Authority and Huron County Federation of Agriculture.
- Municipal staff provided comments and have been addressed in the conditions.

Conclusion

This consent application is considered undisputed, as no unresolved concerns were raised by staff, agencies, or the public. As a result, it is recommended that the Municipality of Morris-Turnberry support this consent application and recommend to the County of Huron that it receive conditional consent approval with the following conditions:

Recommended Conditions

Expiry Period

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

Municipal Requirements

2. All municipal requirements, financial or otherwise, be met to the satisfaction of the Municipality (for example: servicing connections, cash-in-lieu of park dedication, property maintenance, compliance with zoning by-law provisions for structures).
3. The sum of \$500 be paid to the Municipality as cash-in-lieu of parkland.

4. Applicant to provide a letter from a licensed contractor advising that the septic tank has been pumped and is functioning properly for the severed parcel of land to the satisfaction of the Municipality.
5. That Section 65(2) of the Drainage Act be assessed to the satisfaction of the Municipality.

Survey/Reference Plan

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

Zoning

7. Where a violation of any municipal zoning by-law is evident, the appropriate minor variance or rezoning be obtained to the satisfaction of the Municipality.
8. That the severed parcel be rezoned to the appropriate zone to permit the continued operation of the grain bin rental and trucking business with an accessory residence (eg. Agricultural Commercial-Industrial - AG3) and the retained parcel be rezoned to prohibit a residence (eg. Restricted Agricultural - AG2-1) to the satisfaction of the Municipality.

Note

The applicant is advised that a minimum setback of 7.5 metres is required from the existing agricultural storage buildings and grain bins to the new lot line in the survey.

Sincerely;



Victor Kloeze, Senior Planner
RPP MCIP

Malcolm Fletcher
Student Planner

Date of Site Inspection: July 2, 2026



PLANNING & DEVELOPMENT

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www.huroncounty.ca

To: Mayor Heffer and Members of the Municipality of Morris-Turnberry Council

From: Victor Kloeze, Senior Planner

Malcolm Fletcher, Student Planner

Date: July 21, 2026

Re: Zoning By-law Amendment Application – File Z04-2026

Legal Description: Part Lot 1 Concession 9

Municipal Address: 42504 Howick-Turnberry Road, Municipality of Morris-Turnberry

Owner/Applicant: Pam and Davie Proper

RECOMMENDATION

It is recommended that Zoning By-law Application Z04-2026 be **approved**.

PURPOSE AND EFFECT

The purpose of this zoning by-law amendment is to amend the zoning on a portion of the lands at 42504 Howick-Turnberry Road (Part Lot 1 Concession 9) from the existing AG1 (General Agriculture) zone to AG3 (Agricultural Commercial-Industrial) and a portion from AG1 to the AG2-1 (Restricted Agriculture – Retained Parcel from a Surplus Farm Residence Severance) zone.

The application would rezone a proposed severed parcel from a related consent application also being brought to the same Council meeting (C42-2026). The application would allow for the continued operation of an agriculturally focused trucking business and the rental of the existing grain bins; with the continued use of the existing residence as an accessory residence. The retained farmland is being rezoned to prohibit the construction of a new residence after the severance consent occurs.

REVIEW

The land to be re-zoned is designated “Mineral Aggregates”, “Agriculture” and “Natural Environment” on Schedule B in the Morris-Turnberry Official Plan and is zoned AG1 (General Agriculture) and NE2 (Natural Environment – Limited Protection) on Key Map “Turnberry North” in the Morris-Turnberry Zoning By-law. Figures 1-4 on the following pages contain an air photo and photographs of the subject lands.

AGENCY COMMENTS

	Not Received	No Objection	Comments
Neighbours	✓		
Municipal Staff		✓	
County Public Works Staff		✓	

July 7, 2026

Figure 1. Air Photo of Subject Property, showing the severed parcel to be rezoned to AG3 (blue) and the retained parcel (orange)

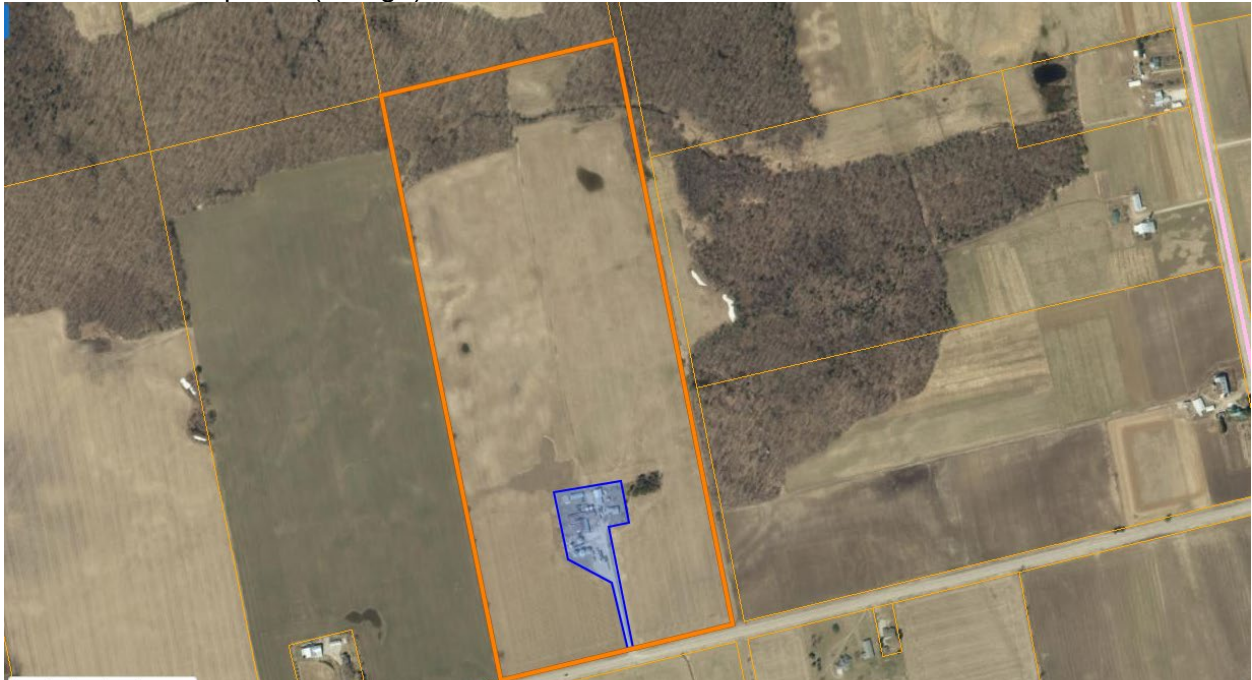


Figure 2. 2025 Air Photo of portion of Subject Property to be rezoned AG3.



July 7, 2026

Figure 3. Site Visit Photo, existing grain bins, trucking yard and accessory residence shown

PLANNING COMMENTS

The proposed continued operation of the agricultural trucking and grain bin rental business would be considered an appropriate and supportable agriculture-related use by both the Provincial Planning Statement and the Huron County Official Plan; as it directly serves surrounding agricultural operations and is best located in proximity to farms. The existing residence would remain on the same lot accessory to the commercial business.

Section 3.3.6 of the Morris Turnberry Official Plan states that: *Commercial and industrial uses that process agricultural products or service farms may be permitted in the agriculture designation by rezoning provided:*

- *the use relates to commercial scale agriculture and not to goods or services that are normally required by the general public;*
- *the use is required in proximity to farms;*
- *where possible, the use locates in or near settlement areas, locates in groups, and avoids prime agricultural land;*
- *any accessory residence remains part of the use and not on a separately titled lot;*
- *applicable Provincial requirements are met (e.g., certificate of approval);*
- *a servicing options strategy may be required; and*
- *additional requirements are addressed through site plan control.*
- *Agriculturally Related Commercial and Industrial Operations are not subject to Minimum Distance Separation requirements, nor are barns required to meet MDS requirements when siting in proximity to agricultural related commercial or industrial use.*

The trucking and grain bin rental operation satisfies the applicable criteria, as it is compatible with and best located near surrounding agricultural operations, is related to farm operations in the area and provides products/services directly to farm operations.

The property is currently zoned AG1 in the Morris-Turnberry Zoning By-law. The PPS requires that the construction of a new residence on the farmland parcel created by the surplus farm dwelling severance be prohibited. This is typically addressed through an automatic rezoning to rezone the residential parcel to AG4-1 (Agriculture Small Holding – Special Provisions) and the farmland to prohibit a new residence by being rezoned to AG2-1 (Restricted Agriculture – Special Provisions). The existing trucking operation with four employees, five trucks, and the rental of the grain bins to multiple surrounding farmers is not a permitted use within the AG4 zone under the Morris-Turnberry Zoning By-law, as it exceeds the scale of a home industry. As such, the standard administrative rezoning is not enough and a condition requiring a site-specific rezoning was included for the consent application. This application intends to fulfill this requirement.

July 7, 2026

The rezoning is consistent with the PPS and conforms to both the Huron County and Morris-Turnberry Official Plans.

Conclusion

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

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

Sincerely;



Victor Kloeze, Senior Planner
RPP MCIP

Malcolm Fletcher
Student Planner



THE CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 36-2026

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 42504 Howick-Turnberry Road being Part Lot 1 Concession 9, in the Municipality of Morris-Turnberry and is comprised of Schedules 1-4.
2. By-law 45-2014 is hereby amended on Zoning Key Map– “Turnberry North”, as amended, is hereby further amended by changing the zone symbol of a portion of the subject lands from AG1 (General Agriculture) to AG3 (Agricultural Commercial-Industrial) and a portion from AG1 to AG2-1 (Restricted Agriculture – Retained Parcel from a Surplus Farm Residence Severance) as shown in the attached Schedule 2, 3, and 4 of this by-law.
3. All other provisions of By-law 45-2014 shall apply.
4. This by-law shall come into force pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

Read a FIRST and SECOND time this 21st day of July, 2026.

Read a THIRD time and FINALLY PASSED this 21st day of July, 2026.

Mayor, Jamie Heffer

Clerk, Trevor Hallam

SCHEDULE 1

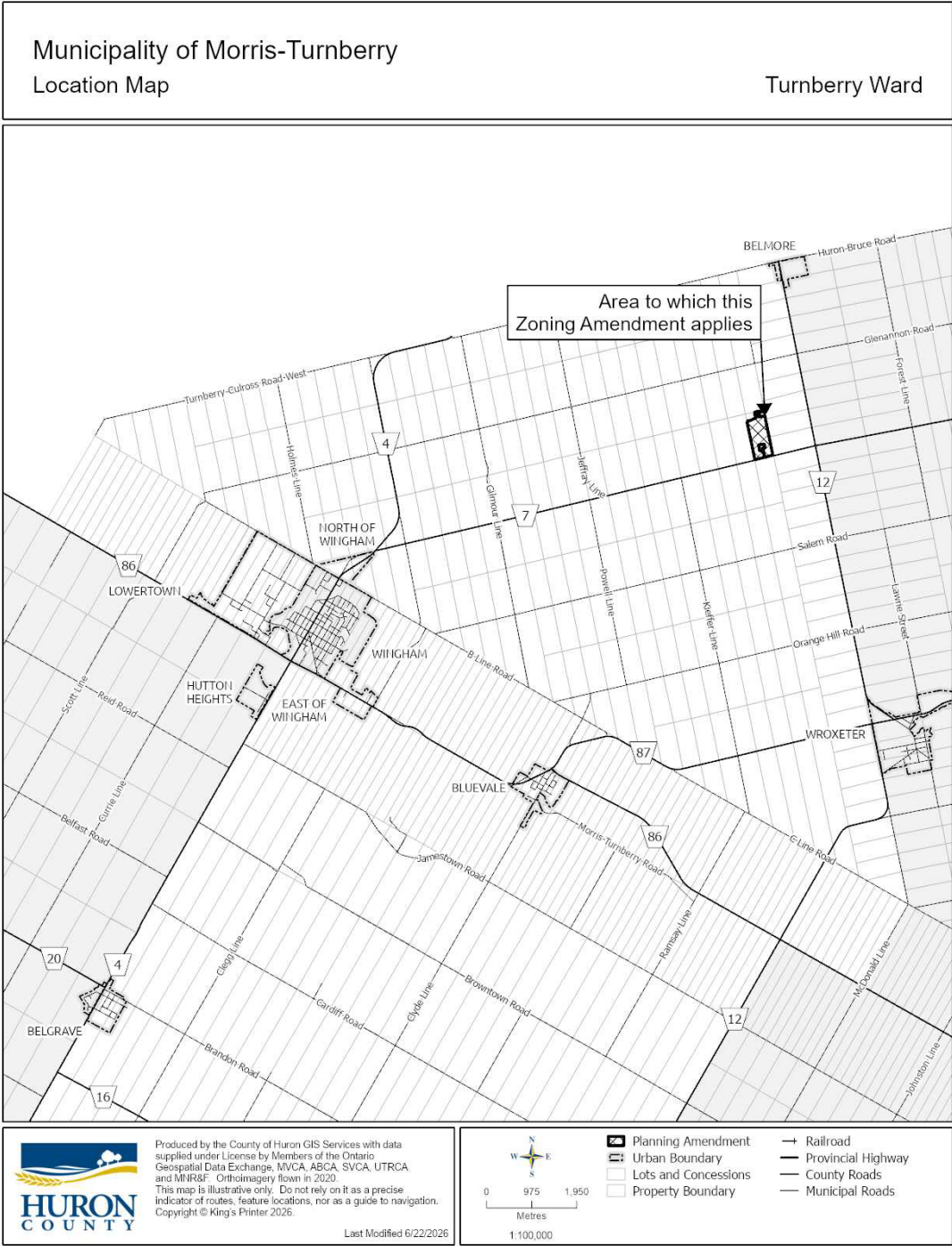
CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY BY-LAW NO. 36-2026

By-law No. 36 -2026 has the following purpose and effect:

1. The purpose of this zoning by-law amendment (File No. Z04-2026) is to amend the zoning on a portion of the lands at Part Lot 1 Concession 9 (42504 Howick-Turnberry Road) as shown in the attached schedules from the existing AG1 (General Agriculture) zone to AG3 (Agricultural Commercial-Industrial) and a portion from AG1 to the AG2-1 (Restricted Agriculture – Retained Parcel from a Surplus Farm Residence Severance) zone. The intention is to rezone a proposed severed parcel from a related consent application (C42-2026) to allow for the continued operation of an agriculturally focused trucking business and the rental of the existing grain bins; with the continued use of the existing residence as an accessory residence. The retained farmland is being rezoned to prohibit the construction of a new residence after the severance consent occurs.
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.

SCHEDULE 2

THE CORPORATION OF THE
MUNICIPALITY OF MORRIS-TURNBERRY
BY-LAW NO. 36-2026



**THE CORPORATION OF THE
MUNICIPALITY OF MORRIS-TURNBERRY
BY-LAW NO. 36-2026**

Amendments

- 1 Amended by By-law 19-2015
- 2 Amendment condition of consent file B09-2017
- 3 Amended by By-law 87-2017
- 4 Amendment condition of consent file C50-2018
- 5 By-law 67-2019 Temporary Garden Suite (Expires August 15, 2024)
- 6 Amended by By-law 68-2019
- 7 Amended by By-law 24-2020
- 8 Amendment condition of consent file C84-2020
- 9 Amendment condition of consent file C91-2020
- 10 Amended by By-law 44-2021
- 11 By-law 58-2021 Temporary Use By-law (Expires November 18, 2024)
- 12 Amended by By-law 28-2025

REVISION DATE June 22, 2026

**Municipality of Morris-Turnberry
Schedule A**

Key Map - Turnberry (North)

Zone change from AG1 (General Agriculture) to AG3 (Agriculture Commercial-Industrial)

Zone change from AG1 (General Agriculture) to AG2-1 (Restricted Agriculture - Special Zone)

COUNTY OF BRUCE

See Turnberry (West) See Turnberry (East)

This map displays current zoning information only (as of the date of consolidation). This map is not to be used for any other purpose (i.e. legal survey, navigation).

 Zone - AG1 unless otherwise labeled Zone - NE1 (Full Protection) Zone - NE2 (Limited Protection) Conservation Authority Notification Area Former Railway Lands Airport Lands (See Provision 1.24)	 Property Boundary Lot Boundary Water Body River / Stream Roads Open Landfill Closed Landfill Landfill Buffer 500m	 Flood Fringe Unopened Road Allowance Municipal Wellhead Protection Area 5yr Time of Travel (Zone A, B, C) Wells
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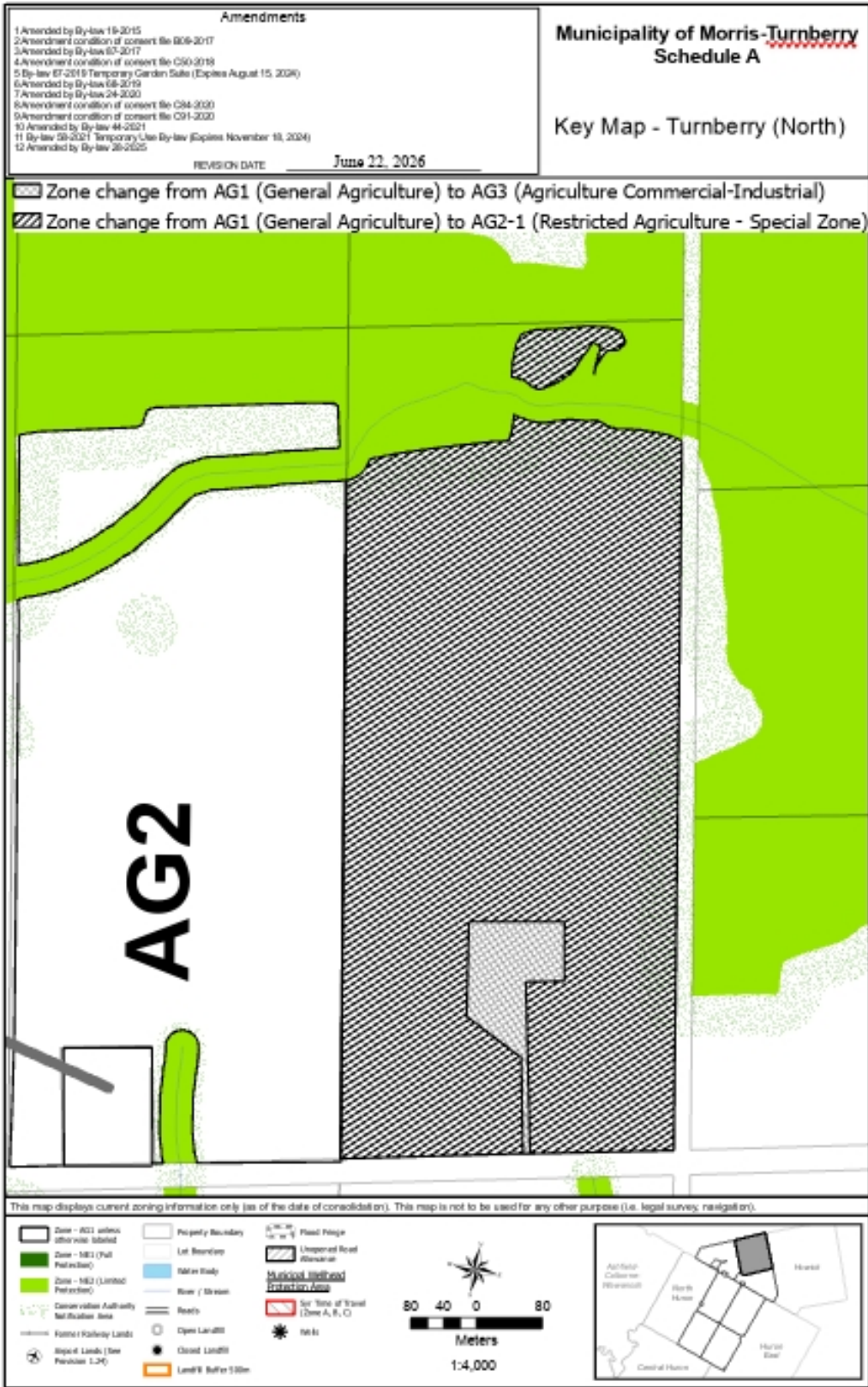
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SCHEDULE 4

THE CORPORATION OF THE
MUNICIPALITY OF MORRIS-TURNBERRY
BY-LAW NO. 36-2026





PLANNING & DEVELOPMENT

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www.huroncounty.ca

To: Mayor Heffer and Members of the Municipality of Morris-Turnberry Council
From: Victor Kloeze, Senior Planner
Malcolm Fletcher, Student Planner
Date: July 21, 2026

Re: Temporary Use Zoning By-law Amendment Application - Z05-2026

Legal Description: Part South Part Lot 5 AS RP 22R4642 Part 1 Concession 4

Municipal Address: 85153 Clegg Line

Applicant: John Albrecht

Owner: Randy Albrecht

RECOMMENDATION

It is recommended that:

- 1) A motion under Section 34(17) of the Planning Act be passed that no further public notice is required for the modifications to the draft By-law following the circulation, and that
- 2) The application for a Temporary Use Zoning By-law Amendment Application Z05-2026 be approved.

PURPOSE

The purpose of the proposed temporary use zoning by-law amendment is to permit a temporary residential dwelling (a "garden suite") for a period of up to 20 years, with a reduced Minimum Distance Separation (MDS) setback of 415 metres (1362 feet) to a neighbouring pig barn. The garden suite is proposed to provide temporary housing, most likely in a mobile home, to be occupied by the owner's parents.

REVIEW

The subject property is designated Agriculture on Schedule A of the Morris-Turnberry Official Plan and zoned Agriculture Commercial-Industrial (AG3) on Zone Map Morris Northwest of the Morris-Turnberry Zoning By-law. Included on the subject property is a house, barn, horse shelter, pasture and garden. The garden suite is proposed to be clustered with the existing buildings on the property.

AGENCY COMMENTS

	Not Received	No Objection	Comments
Neighbours	✓		
Municipal Staff		✓	

Figure 1: 2025 Air photo of subject property (orange = subject property)



Figure 2: Site Sketch (Approximate location of proposed garden suite in orange, existing well and septic in blue)



Figure 3: Photograph of Subject Property



PLANNING COMMENTS

The Agricultural Commercial Industrial (AG3) zoning for the subject property appears to have been put in place for a proposed livestock trucking business which was never established. Since that time, the subject property has essentially functioned as an Agricultural Small Holding (AG4).

Section 8.10 of the Morris-Turnberry Official Plan permits Council to pass an amendment to the Zoning By-law to permit the temporary use of land or buildings for a purpose that is otherwise prohibited by the zoning by-law, in accordance with Section 39 of the Planning Act which also includes Section 39.1 dealing with garden suites. Under this same section, temporary use by-laws are deemed to conform with the Morris-Turnberry Official Plan.

Garden suite by-laws are a type of temporary use by-law which allow for a single unit detached residential structure that is designed to be portable. The By-law may be passed for an effective period of up to 20 years, and may be extending at the end of the 20 years for further three-year periods. As part of the by-law, it is recommended Council require the owner and garden suite occupant to enter into an agreement with the municipality regarding the temporary use of the garden suite. As per the Planning Act the development agreement may include addressing such matters as:

- a) the installation, maintenance and removal of the garden suite;
- b) the period of occupancy of the garden suite by any of the persons named in the agreement; and
- c) the monetary or other form of security that Council may require for actual or potential costs to the municipality.

A garden suite helps contribute to a range and mix of housing types to meet the needs of the community while minimizing conflicting land uses, as is encouraged in the Provincial Planning Statement (PPS). The proposed garden suite will meet the needs of the owner and occupant and is an efficient use of the existing lot. The garden suite as proposed is consistent with the Provincial Planning Statement.

Section 3.3.1 of the Morris-Turnberry Official Plan speaks to how garden suites are permitted on agricultural properties on a temporary basis, ancillary to the dwelling, must be a moveable structure and be located away from natural hazards especially those that cause issues of flooding, erosion and unsafe access. The proposed garden suite meets all of the requirements.

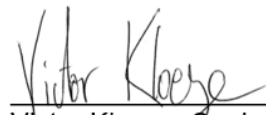
Although an addition to an existing residence does not trigger an MDS review, because the proposed garden suite is not attached to the existing dwelling, Minimum Distance Separation (MDS I) applies. The neighbouring farm has a 2000 head feeder swine barn, which requires a calculated 565 metre (1853 ft) MDS I setback. The existing dwelling has a reduced MDS setback of 430 metres (1410 ft), a comparable distance to the proposed garden suite; the owner does not note any odour issues from the existing barn for his existing residence. An additional residential unit being introduced to the subject property does not further constrain the existing barn. The proposed temporary use by-law would allow a reduced MDS setback of 415 metres (1362 ft) for the new garden suite to maintain a location tucked behind the main building, have appropriate setbacks from the existing buildings for fire safety, and minimize potential odour from the existing barn. As this MDS reduction was not included in the initial by-law circulated with the public meeting notice, the owner of the abutting pig farm (Tim Coultres) was called to discuss the potential reduction. He had no concerns with the proposed change. It is recommended that prior to approving the by-law as amended, Council pass a motion under Section 34(17) of the Planning Act that no further public notice is required as a result of the amendment to the by-law to include the reduced MDS setback.

CONCLUSION

It is recommended that the temporary use zoning by-law amendment application (MTU Z05-2026) be approved as amended with a condition that the property owner and garden suite occupant enter into an agreement with the Municipality with the agreement addressing, at a minimum, occupancy of the garden suite and the garden suite's removal at the by-law's expiry. Prior to passing the By-law, it is recommended that Council pass a motion under Section 34(17) of the Planning Act that no further public notice is required.

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

Sincerely;



Victor Kloeze, Senior Planner
RPP MCIP



Malcolm Fletcher
Student Planner

Site Visit: July 2, 2026



THE CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 37-2026

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 85153 Clegg Line being Part South Part Lot 5 AS RP 22R4642 Part 1 Concession 4, in the Municipality of Morris-Turnberry as shown and described in Schedules 1-4.

2. The temporary use permitted by this by-law is as follows:

Notwithstanding the provisions of By-law 45-2014 to the contrary, the lands to which this temporary use by-law applies may also be used for a garden suite (a temporary single residential dwelling unit). The garden suite is to be removed at the expiry of this temporary use by-law. The garden suite may be established with a reduced MDS I setback of 415 metres from the existing barn to the northeast on CON 4 S PT LOT 5.

3. The temporary use authorized by this by-law shall be in effect for a period of time of twenty (20) years from the day of the passing of this by-law.
4. The property owner and garden suite occupant shall enter into an agreement related to the temporary use of the garden suite under section 39.1(1) as Council considers necessary including but not limited to: the location, servicing, installation, maintenance and removal of the garden suite; period of occupancy; and securities for costs to the municipality related to the garden suite.
5. By-law 45-2014 Zoning Key Map – “Morris Northwest”, as amended to indicate that there is a temporary use by-law in effect on the portion of the property described in paragraph #1, zoned AG3. Upon the expiry of the temporary use by-law, Key Map Morris North West, bylaw 45-2014, shall be amended to note the expiry of the temporary use by-law.
6. Upon the expiry of the time period during which the authorization of the temporary use is in effect, Section 34(9)(a) of the Planning Act, RSO 1990, does not apply so as to permit the continued use of the land, buildings, or structures for the temporary use.
7. All other provisions of By-law 45-2014 shall apply.
8. 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 21st day of July, 2026.

Read a THIRD time and FINALLY PASSED this 21st day of July, 2026.

Mayor, Jamie Heffer

Clerk, Trevor Hallam

SCHEDULE 1

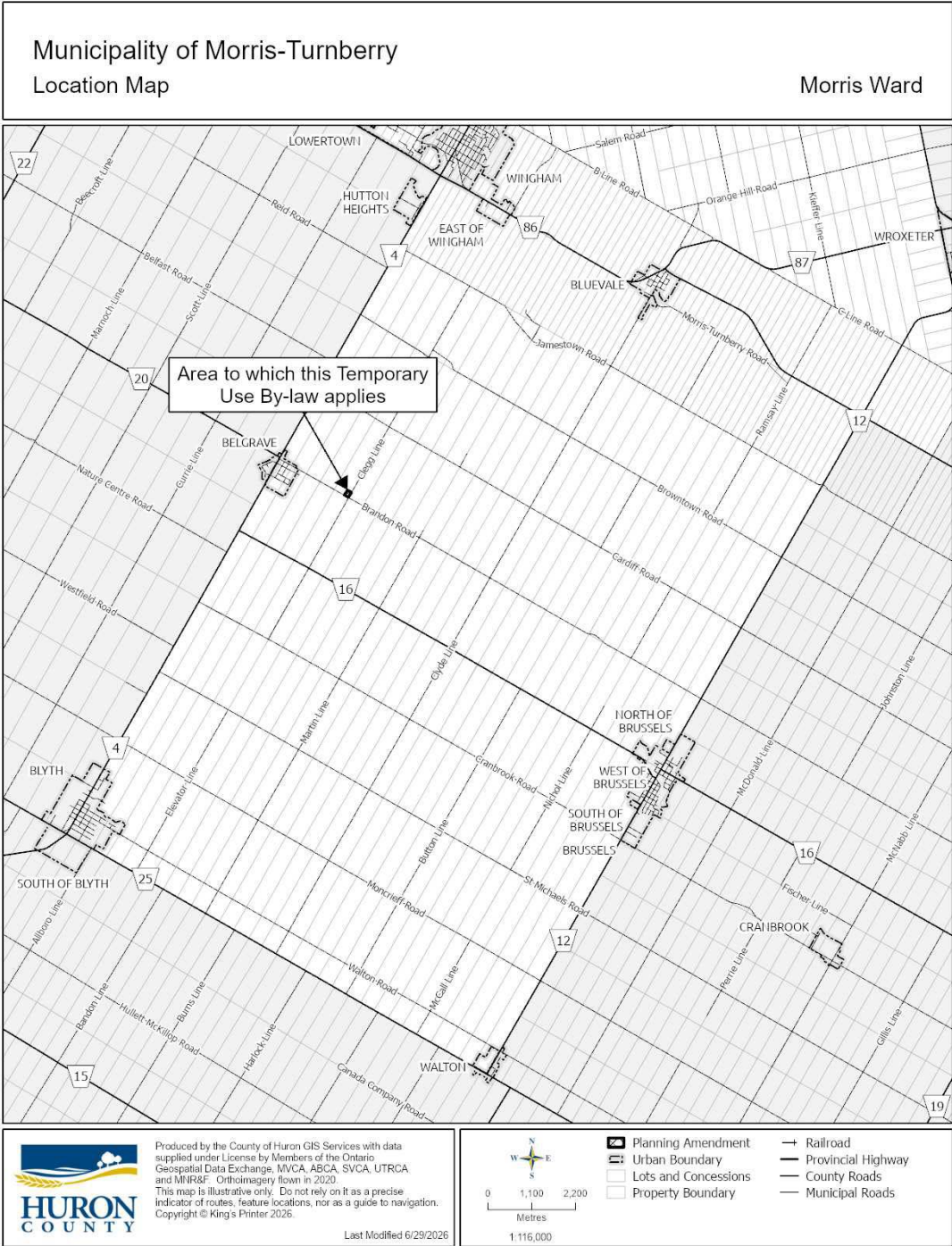
CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY BY-LAW NO. 37-2026

By-law No. 37-2026 has the following purpose and effect:

1. The purpose of the proposed temporary use zoning by-law amendment on 85153 Clegg Line (Concession 4, Part South Part Lot 5, AS RP 22R4642 Part 1, Morris), in the Municipality of Morris-Turnberry is to permit a temporary residential dwelling (a “garden suite”) for a period of up to 20 years. The garden suite is proposed to provide temporary housing, most likely a mobile home, to be occupied by the applicant’s parents. The lands affected by this zoning by-law amendment are zoned AG3, are approximately 1.6 hectares (3.5 acres) and currently contain a house, barn, horse shelter, pasture and garden. The garden suite is proposed to be clustered with the existing buildings on the property. The garden suite would be permitted to be established with a reduced MDS I setback of 415 metres from the existing barn to the northeast on CON 4 S PT LOT 5.
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.

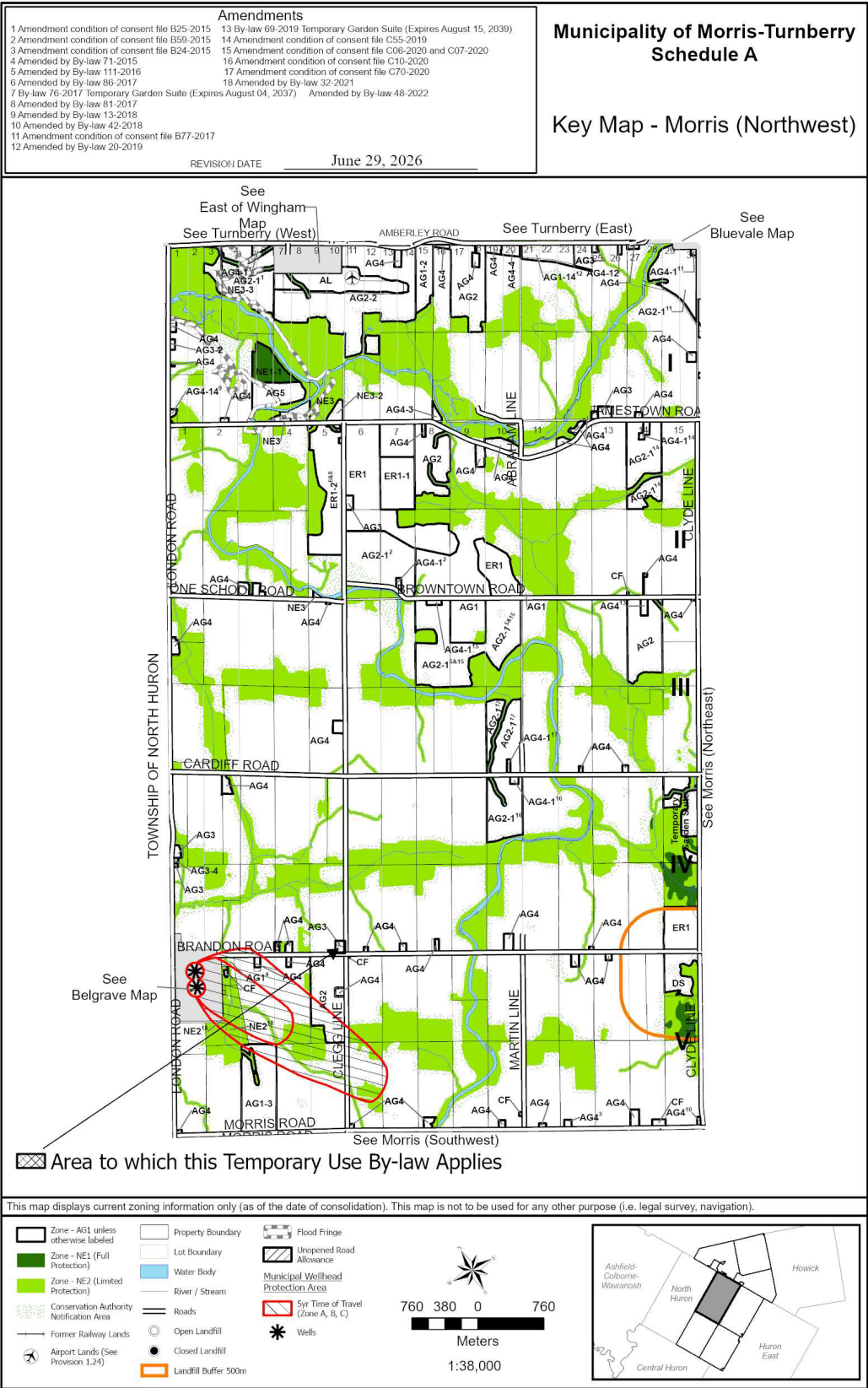
SCHEDULE 2

THE CORPORATION OF THE
MUNICIPALITY OF MORRIS-TURNBERRY
BY-LAW NO. 37-2026



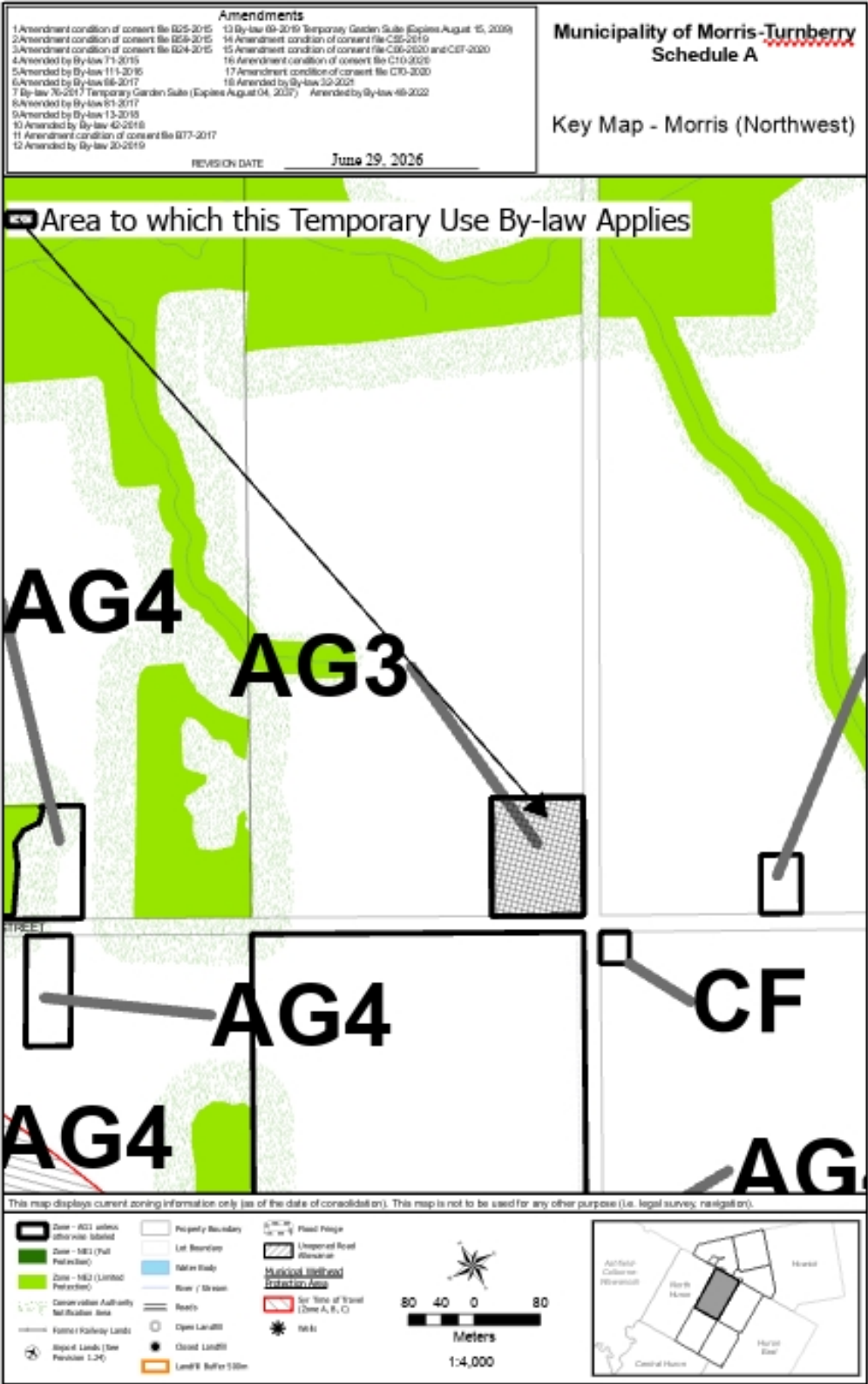
SCHEDULE 3

THE CORPORATION OF THE
MUNICIPALITY OF MORRIS-TURNBERRY
BY-LAW NO. 37-2026



SCHEDULE 4

THE CORPORATION OF THE
MUNICIPALITY OF MORRIS-TURNBERRY
BY-LAW NO. 37-2026





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: Chair and Members of the Morris-Turnberry Committee of Adjustment

From: Victor Kloeze, Senior Planner
Malcolm Fletcher, Student Planner

Date: July 21, 2026

Re: Minor Variance Application MV01/26 (William Michael Myers)

Property Address: 86291 Clegg Line

Legal Description: CON 2 PT N PT LOT 5 AS RP;22R1531 PART 1

RECOMMENDATION

It is recommended that Application MV01/26 as applied for be **approved**, subject to the recommended conditions.

PURPOSE

This application proposes to recognize an under-construction lean-to addition to an existing shop. The addition to the shop exceeds the permitted maximum accessory building lot coverage of 10% and therefore this application requests recognition of an existing accessory building lot coverage of 12%.

REVIEW

The subject property is municipally known as 86291 Clegg Line and is 0.7 acres in size. The subject property is zoned Extractive Resources (ER1) on Key Map "Morris (Northwest)" of the Morris-Turnberry Zoning By-law and is designated Non-Prime Agricultural and Mineral Aggregates in the Morris-Turnberry Official Plan.

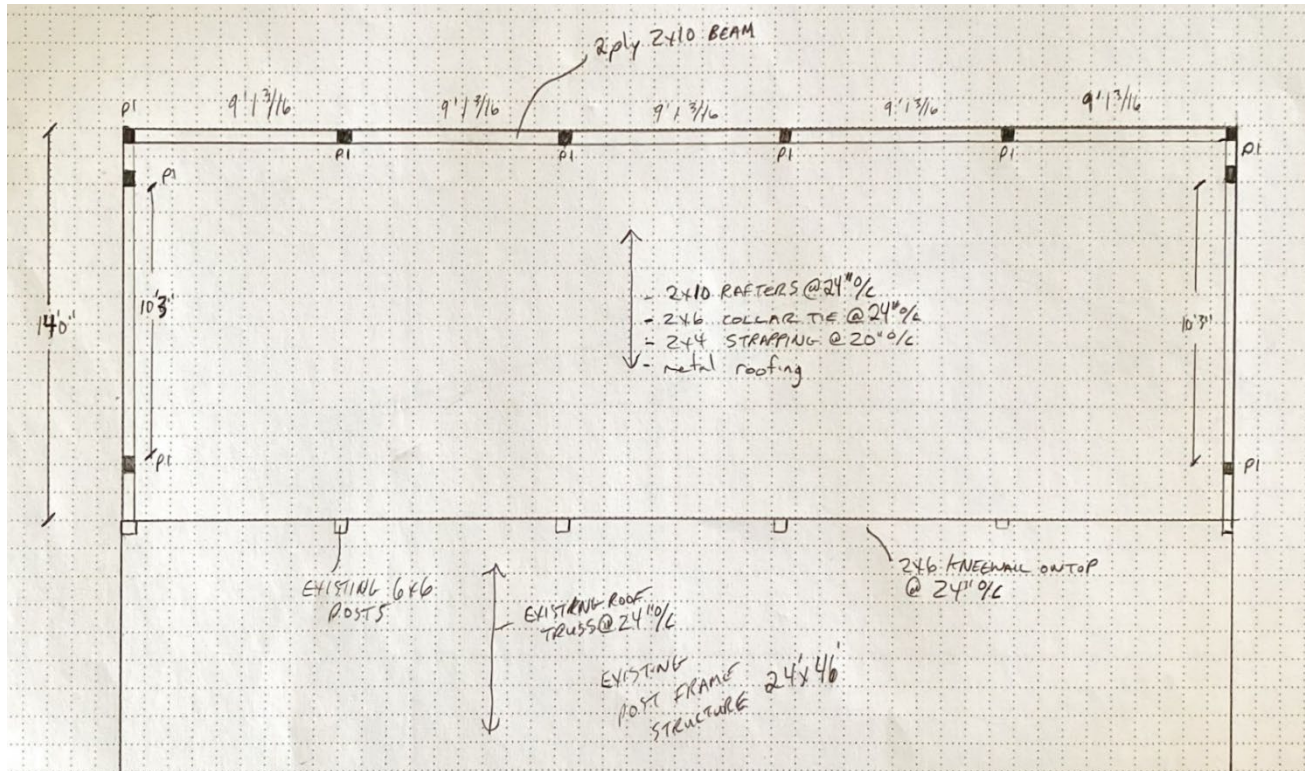
Figure 1: Subject Property – 2020 Air photo of subject property outlined in orange



Figure 2: Site Visit Photo of Subject Property (under construction lean-to on the right)



Figure 3: Construction drawing submitted by applicant.



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.

Maximum accessory building lot coverage is the maximum area that accessory buildings can cover relative to the size of the lot; and is limited for reasons including avoiding issues with stormwater, to keep the main building / use as the primary use, and to limit visual impacts of outbuildings on surrounding properties. The Morris-Turnberry Zoning By-law permits 10% lot coverage of accessory buildings. The under construction addition has increased the lot coverage to 12%, putting the property into a non-compliant state with respect to this provision.

The increase in maximum accessory building lot coverage will not impact neighbouring property owners from a visual perspective. The addition to the shed is compatible with surrounding land uses, tucked behind an existing building, visually fits in with the surrounding area and is compliant with all other applicable zoning by-law provisions. The main use of the property remains the residence. Staff are satisfied the increased lot coverage will not negatively impact the property from a drainage perspective, due to the minor nature of the increase. The additional lot coverage is minor both numerically and in terms of the anticipated lack of impact.

The variance is considered to be minor and appropriate and to maintain the intent of both the Official Plan and Zoning By-law.

COMMENTS RECEIVED

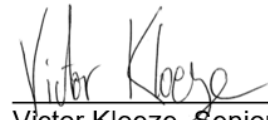
At the time of writing this report, there were no concerns received from Municipal staff or members of the public regarding this application.

CONCLUSION

It is recommended that Application MV01/26 be **approved**, subject to the following conditions:

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

Sincerely;



Victor Kloeze, Senior Planner
RPP MCIP



Malcolm Fletcher
Student Planner

Date of Site Inspection: July 2, 2026

MUNICIPALITY OF MORRIS-TURNBERRY REPORT TO COUNCIL

TO: Mayor Heffer and Council

PREPARED BY: Kirk Livingston, Chief Building Official

DATE: June 30th, 2026

SUBJECT: Property Standards/By-Law Enforcement Report for April, May and June 2026

RECOMMENDATION

THAT the Council of the Municipality of Morris-Turnberry hereby receive the Chief Building Officials report on Property Standards & By-Law Enforcement as submitted for information purposes.

BACKGROUND

Property Standards and By-law Enforcement are a crucial component of local governance, ensuring that laws and regulations are respected and followed within a municipality. These regulations, known as bylaws, are created to maintain order, promote public safety, and enhance the quality of life for all residents. By-law enforcement helps address issues like zoning violations, noise complaints, property maintenance, parking, waste disposal, clean yards, animal control and among others.

A By-Law Enforcement Officers role is to; Investigate Complaints and Violations, Issuing Warnings and Citations and Enforcing Compliance.

COMMENTS

Bluevale – A complaint was received with respect to a neighbor's dog running at large and leaving excrement behind.

Bluevale – A complaint was received about dogs constantly barking for more then 15 minutes at a time.

Lowertown – A complaint was received regarding someone installing gates on property they didn't own.

Lowertown – A complaint was received regarding the dumping of organic waste on road allowance.

Cardiff Road – A complaint was received about a dog running at large and chasing neighboring livestock.

Lowertown – A verbal complaint was received concerning rubbish, debris, vehicles and a truck body possibly being used for human habitation. Written complaint to be submitted prior to enforcement.

Outstanding Files and Ongoing Investigations

Lowertown – An inspection of the property took place; a Property Standards Order has been issued to the owner. The owner is working on cleaning it up, we will continue to monitor the progress.

Lowertown – A site visit was made with the OPP on two occasions. During the first visit, an inspection could not be completed. At the second visit, with the OPP in attendance, the property was successfully inspected and found to be in compliance with the Property Standards By-law, as the required cleanup had been completed.

London Road – The property was inspected, and a Property Standards Order was issued to the owner. Cleanup of the property is underway, and an extension has been granted to allow additional time for compliance.

Lowertown – An inspection of the property took place; a Property Standards Order was issued to the owner. The owner started cleaning up but subsequently appealed the Order. The Property Standards Committee heard the appeal and granted a 60 extension from the hearing date of June 16, 2026 to comply with the Order. We will continue to monitor the progress and ensure the owner is aware of all required items to be removed.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Kirk Livingston", is written over a horizontal line.

Kirk Livingston
Chief Building Official

MUNICIPALITY OF MORRIS-TURNBERRY
REPORT TO COUNCIL

TO: Mayor and Council
PREPARED BY: Kirk Livingston, Chief Building Official
DATE: June 30, 2026
SUBJECT: Building Department Activity Report for April, May and June 2026

RECOMMENDATION

THAT the Council of the Municipality of Morris-Turnberry hereby receive the Building Department Activity Report for April, May and June 2026, for information purposes.

BACKGROUND

The Building Departments main objective is to provide the best professional service to administer and enforce the Ontario Building Code. Through the examination of plans, issuance of building permits, and performing inspections, we ensure compliance with building standards of the Ontario Building Code and ensure health and safety, fire protection and structural sufficiency in all buildings in which we live, work and play.

The Chief Building Official provides bi-monthly updates to Council on the operations of the Building Department.

COMMENTS

Permit #		Permit Type	Value of Project	Sq. Feet New Const.	Status
0017	-2026	On Site Sewage System	\$ 15,000.00	3280	issued
0018	-2026	Agricultural Storage Shed	\$ 200,000.00	3240	issued
0019	-2026	Agricultural Storage Shed	\$ 350,000.00	6000	issued
0020	-2026	Commercial Addition	\$ 1,200,000.00	6440	issued
0021	-2026	New Residential Dwelling	\$ 500,000.00	3247	issued
0022	-2026	Residential Addition	\$ 60,000.00	964	issued
0023	-2026	Alteration/Renovation/Repair	\$ 2,000.00	200	issued
0024	-2026	On Site Sewage System	\$ 28,000.00	2800	issued
0025	-2026	Residential Addition	\$ 500,000.00	1906	issued
0026	-2026	Commercial Addition	\$ 500,000.00	21204	issued
0027	-2026	Residential Addition	\$ 112,000.00	742	issued
0028	-2026	Accessory Building	\$ 15,000.00	1320	issued
0029	-2026	Agricultural Storage Shed	\$ 40,000.00	4224	issued
0030	-2026	Agricultural Livestock Barn	\$ 60,000.00	3200	issued
0031	-2026	Agricultural Storage Shed	\$ 200,000.00	13568	issued
0032	-2026	Silo	\$ 10,000.00	79	issued
0033	-2026	Demolition	\$ 3,000.00	0	issued
0034	-2026	Demolition	\$ 5,000.00	0	issued
0035	-2026	On Site Sewage System	\$ 35,000.00	12600	issued
0036	-2026	New Residential Dwelling	\$ 1,900,000.00	5533	issued
0037	-2026	Accessory Building	\$ 30,000.00	360	issued
0038	-2026	On Site Sewage System	\$ 21,000.00	2695	issued
0039	-2026	Agricultural Livestock Barn	\$ 800,000.00	30800	issued
0040	-2026	Accessory Building	\$ 150,000.00	2880	issued
0041	-2026	Agricultural Livestock Barn - Addition	\$ 65,000.00	3540	issued
0042	-2026	Community Facility	\$ 12,000.00	504	issued
0043	-2026	Tent	\$ 2,600.00	2400	issued
0044	-2026	Residential Addition	\$ 300,000.00	1335	issued
0045	-2026	On Site Sewage System	\$ 6,000.00	40	issued

Permit #	Permit Type	Value of Project	Sq. Feet New Const.	Status
0046 -2026	Tent	\$ 2,000.00	3200	issued
0047 -2026	Silo	\$ 15,000.00	154	issued
0048 -2026	Accessory Building	\$ 15,000.00	320	issued
0049 -2026	Accessory Building	\$ 15,000.00	320	issued
0050 -2026	Agricultural Storage Shed	\$ 188,000.00	2400	issued
0051 -2026	Detached Garage	\$ 50,000.00	528	issued
0052 -2026	Agricultural Storage Shed	\$ 15,000.00	1600	issued
0053 -2026	Agricultural Storage - Addition	\$ 5,000.00	960	issued
0054 -2026	Building Permit	\$ 25,000.00	2000	issued
0055 -2026	On Site Sewage System	\$ 22,000.00	2178	issued
0056 -2026	Accessory Building	\$ 15,000.00	742	issued
0057 -2026	On Site Sewage System	\$ 10,000.00	1500	issued
0058 -2026	Building Permit	\$ 65,000.00	201	issued
0059 -2026	Tent	\$ 3,500.00	2400	issued
0060 -2026	Attached Garage	\$ 140,000.00	965	issued
0061 -2026	On Site Sewage System	\$ 20,000.00	2178	issued
0062 -2026	On Site Sewage System	\$ 20,000.00	2178	issued
0063 -2026	On Site Sewage System	\$ 1,800.00	1500	issued
0064 -2026	On Site Sewage System	\$ 15,000.00	4080	issued
0065 -2026	Agricultural Storage Shed/ARU	\$ 400,000.00	8998	issued
0066 -2026	New Residential Dwelling	\$ 600,000.00	3166	issued

Total Value of Construction to date; \$18,237,400.00 with 66 building permits being issued
(Last year; \$11,242,044.02 with 43 building permits being issued)

Zoning Certificates issued for this year; 5 (Last year 13)

Respectfully submitted,



Kirk Livingston
Chief Building Official

MUNICIPALITY OF MORRIS-TURNBERRY

REPORT TO COUNCIL

TO: Mayor and Council
PREPARED BY: Sean Brophy, Treasurer
DATE: July 21, 2026
SUBJECT: Belgrave Water Financial Plan Update

RECOMMENDATION

*Moved by
Seconded by*

*THAT the Council of the Municipality of Morris-Turnberry hereby
approve and adopt the Financial Plan No. 247-301 for the
Belgrave Water System, dated July 21, 2026, as presented*

BACKGROUND

The application for the renewal of the municipal drinking water licence requires the preparation and approval of the Belgrave Water System's financial plan. The last financial plan was approved by council resolution on October 19, 2021. The current municipal drinking water licence expires on March 2, 2027.

The attached Belgrave Water System financial plan has been updated by staff in preparation of the upcoming licence renewal application. The financial plan satisfies the requirements prescribed under section 3 of O. Reg 453/07.

Once passed by resolution, the plan will be submitted as part of the licence renewal & posted on the Municipality's website.

COMMENTS

The rates set out in this plan are based on the projected consistent growth of expenses and connected users. The actual annual operational rate will continue to be set each year during municipal budget deliberations. The actual annual rate will continue to be based on the total annual budgeted costs split among the number of connected users. While the rates illustrate the water system's ability to stay financially sustainable, the rates may be considered targets the municipality should endeavor to stay below.

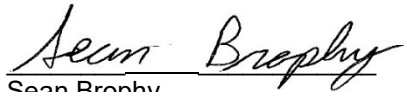
ATTACHMENTS

Belgrave Water System Financial Plan No. 247-301

OTHERS CONSULTED

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

Respectfully submitted,



Sean Brophy,
Treasurer

Municipality of Morris-Turnberry



Belgrave Water System
Financial Plan No. 247-301

July 21, 2026

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Requirements and Guiding Principles

Pursuant to the provisions of the Safe Drinking Water Act, 2002 Regulation 453/07 (O.Reg 453/07), as a condition of a municipal drinking water licence renewal, that Financial Plans be prepared for municipal water systems. Specifically, section 3 of O.Reg 453/07 outlines the requirements for a licence renewal.

To assist with the interpretation of Ontario Regulation 453/07, the Ministry of the Environment (MOE) published a guide entitled “*Towards Financially Sustainable Drinking- Water and Wastewater Systems*”. This guide provided 9 guiding principles to assist system owners develop financial plans that transition towards financially sustainable systems.

The Municipality of Morris-Turnberry’s financial plan for the Belgrave Water System is constructed to adhere to the requirements of O.Reg 453/07 and the guiding principles listed below:

- Principle #1: Ongoing public engagement and transparency can build support for, and confidence in, financial plans and the system(s) to which they relate.
- Principle #2: An integrated approach to planning among water, wastewater, and storm water systems is desirable given the inherent relationship among these services.
- Principle #3: Revenues collected for the provision of water and wastewater services should ultimately be used to meet the needs of those services.
- Principle #4: Life-cycle planning with mid-course corrections is preferable to planning over the short-term, or not planning at all.
- Principle #5: An asset management plan is a key input to the development of a financial plan.
- Principle #6: A sustainable level of revenue allows for reliable service that meets or exceeds environmental protection standards, while providing sufficient resources for future rehabilitation and replacement needs.
- Principle #7: Ensuring users pay for the services they are provided leads to equitable outcomes and can improve conservation. In general, metering and the use of rates can help ensure users pay for services received.
- Principle #8: Financial Plans are “living” documents that require continuous improvement. Comparing the accuracy of financial projections with actual results can lead to improved planning in the future.
- Principal #9: Financial plans benefit from the close collaboration of various groups, including engineers, accountants, auditors, utility staff, and municipal council.

Historical Background & System Details

The Belgrave Water System provides services to users located in the Hamlet of Belgrave. Belgrave is split along London Road (aka. County Road 4) between the Municipality of Morris-Turnberry and the Township of North Huron.

In March 2004, a Schedule B Class Environmental Assessment was completed to determine the most cost-effective method of delivering water to Belgrave. Its recommendation was to interconnect the three existing small water systems (McCrea Street, Jane Street and Humphrey Water Works System) by constructing a new pumphouse and reservoir. The new pumphouse and reservoir were constructed from April 2006 until April 2007 and utilize the existing McCrea and Jane wells. The system utilizes approximately 410 meters of 75mm dia. watermains for the transport of raw water to the treatment plant and approximately 1,915 meters of 150mm dia. watermains for the distribution of the treated water to users. The Humphrey Well was converted into a testing location.

The reservoir was sized such it could serve the entire Hamlet of Belgrave rather than just the current serviced areas. The capacity is sufficient to accommodate additional users as they connect in the future. The Belgrave Water System now consists of two groundwater wells (Jane Well and McCrea Well) a pumphouse containing treatment and control facilities, an in-ground storage reservoir and distribution system. The pumphouse is equipped with a dedicated standby generator to provide standby power in the event of a power outage.

The 'bookkeeping' aspects of the Belgrave Water System are completed by the Municipality of Morris-Turnberry. The daily operation of the system is contracted to a third-party operator Veolia Water Canada.

The Municipal Drinking Water Licence Number 247-101 Issue Number 4 was issued to the Municipality of Morris-Turnberry on the 3rd day of March 2022.

Historical Rates

A single flat user fee is implemented for all users connected to the Belgrave Water System. The Municipality of Morris-Turnberry establishes the annual user rate during its annual budgeting process. This rate is set to ensure sufficient funds are available for operational costs of the system and to contribute to reserves. User fees for Morris-Turnberry residents are added directly to the property's annual tax bill. The user fees for North Huron residents are invoiced to the Township of North Huron as a group billing. The Township of North Huron then invoices their individual system users accordingly.

Table 1 - Historical rates for the Belgrave Water System are as follows:

Year	2021	2022	2023	2024	2025	2026
Annual Rate/user (\$)	1,180.24	1,183.13	1,183.97	1,234.91	1,322.09	1,322.09
Increase (\$)	16.87	2.89	0.84	50.94	87.18	0.00
Increase (%)	1.45%	0.24%	0.07%	4.30%	7.06%	0.00%

Determining Asset Values

The Belgrave Water System was commissioned in 2007. Using the actual costs of construction, the system can be accurately valued at approximately \$3.5M.

The water system has been componentized consistent with recommendations in the implementation guide for PSAB 3150. The three major components; underground infrastructure (50%), building (15%) and treatment equipment (35%) have also been assigned an estimated useful life of 80yrs, 60yrs and 30yrs respectively. Amortization is calculated using the straight-line method.

The allocation of costs to the components was provided by the consultant RJ Burnside & Associates Limited. The estimated useful lives were based on internal information, insights from consultants and industry trends.

Rate Calculations

Current annual rates are maintained at a level to fund the operational expenses incurred in addition to growing a reserve fund for future capital expenses. The rate determination model was developed to provide sufficient funding for these two objectives. Future review of the rate may be considered as operational expenses constantly fluctuate and capital expenses become payable. Small gradual increases over time are more favorable for users than large one-time increase.

Belgrave Water Debenture

A large portion of the capital costs related to the construction of the Belgrave Water System were funded by a grant from the Ontario Small Town and Rural Development Initiative (OSTAR). The unfunded capital costs of the Belgrave Water System were equitably allocated to all properties with current or future access to the system. The property owners are responsible for reimbursing the Municipality for their share of the capital costs within a 30-year time period beginning August 1, 2010.

The Municipality has entered into a financing agreement with Ontario Infrastructure Projects Corporation for a 30-year debenture at a fixed interest rate of 4.36%. The terms and interest rate of this debenture were passed onto the property owners. This debenture offsets the large cash expenditure while the Municipality recovers the costs from the property owners over 30-year time period.

When a property is connected to the water system the owners must make a minimum annual repayment calculated by amortization schedule. This payment is included on their property tax billing. If a property is not connected to the system, the owner may defer payments up to 15 years, but they are still liable for any accrued interest. Repayment must begin no later than 2026 or earlier if connected to the system. All owners must pay their share in full by 2040.

The current liabilities associated with the day-to-day operation of the Belgrave Water System are difficult to itemize due to their inclusion with the municipality's other account payables.

Financial Position of the Belgrave Water System

The rate calculation will use ending 2025 asset and amortization balances as the opening position for the Belgrave Water System. Using 2025 will provide a point-in-time view of the financial position of the system.

Assets

Capital Assets Costs

• Land	\$ 37,617
• In-Ground Infrastructure	\$ 1,880,262
• Building	\$ 525,359
• Equipment	<u>\$ 1,324,477</u>

Total Capital Asset Costs \$ 3,767,715

Less: Accumulated Amortization

• In-Ground Infrastructure	\$ 448,346
• Building	\$ 210,144
• Equipment	<u>\$ 754,951</u>

Total Accumulated Amortization \$ 1,413,440

Net Asset Position, as of December 31, 2025 **\$ 2,354,275**

Reserves as of December 31, 2025 \$ 160,032

Accumulated Surplus **\$ 2,514,307**

Table 2 - Rate Determination Model Assumptions & Considerations

The current monthly user rates fund the operational costs of the Belgrave Water System. As more users connect to the system the overall costs will be shared among more users. The annual user rates will be calculated annually as part of the Municipality of Morris-Turnberry's budgeting process. Rate increases may be required to ensure funding of the ever-increasing costs of operation and funding of long-term capital replacement. The Municipality proposes to manage reserves to fund long-term replacement of Equipment (30yrs), Building (50yrs) & Underground Infrastructure (80yrs). These funding requirements must be balanced against the financial impact on the system users.

Belgrave Water System - Rate Calculation (\$)

Table 2

	2026	2027	2028	2029	2030	2031
Revenues						
Water User Fees	214,179	219,951	225,778	231,663	237,604	243,604
Connection Fees	200	200	200	200	200	200
Funds from Reserve	27,000	120,000	-	-	175,000	-
Total Revenues	241,379	340,151	225,978	231,863	412,804	243,804
Expenditures						
Operating Expenses	138,600	141,372	144,199	147,083	150,025	153,026
Capital Expenses	27,000	120,000	-	-	175,000	-
Contribution to Reserve	75,779	78,779	81,779	84,779	87,779	90,779
Total Expenditures	241,379	340,151	225,978	231,862	412,804	243,805
Net Operational Position	-	-	-	-	-	-
Number of Users	162	164	166	168	170	172
Projected Annual User Fee	\$ 1,322.09	\$ 1,341.17	\$ 1,360.11	\$ 1,378.94	\$ 1,397.67	\$ 1,416.30
Approximate Monthly Rate	\$ 110.17	\$ 111.76	\$ 113.34	\$ 114.91	\$ 116.47	\$ 118.03
Annual Rate Increase	n/a	1.44%	1.41%	1.38%	1.36%	1.33%

Belgrave Water System - Net Surplus Position Calculation

Table 3

	2026	2027	2028	2029	2030	2031
Net Asset Position						
Opening Net Asset Position	2,354,275	2,287,340	2,307,404	2,207,469	2,107,534	2,173,849
Add: Capital Additions	27,000	120,000	-	-	175,000	-
Less: Estimated Amortization of Capital Assets	(93,935)	(99,935)	(99,935)	(99,935)	(108,685)	(108,685)
Ending Net Asset Position	2,287,340	2,307,404	2,207,469	2,107,534	2,173,849	2,065,163
Reserves						
Opening Balance	160,032	235,811	314,590	396,369	481,148	568,927
Add: Contributions	75,779	78,779	81,779	84,779	87,779	90,779
Less: Withdrawals	(27,000)	(120,000)	-	-	(175,000)	-
Ending Reserve Balance	235,811	314,590	396,369	481,148	568,927	659,706
Net Surplus Position	2,523,151	2,621,995	2,603,838	2,588,682	2,742,776	2,724,870

Notes:

- Operating Expenses have been increased by 2% per year to approximate inflation.
- Any Surplus/Deficit of funds from operations will be contributed to/from reserve.
- 2026 rate calculation is based on Morris-Turnberry's 2026 Belgrave Water System budget.
- 2026 number of users takes into account new users connected & expected to be connected in 2026.
- The number of users is increased by 2 each year thereafter, as an estimate for new connections

Upcoming Capital Projects

The following capital projects are identified as required within the 6-year scope of the rate determination model.

The greensand filter media was last replaced in 2018. It is scheduled for replacement in 2027 at an estimated cost of \$60,000.

In 2026, one of the water system's hi-lift pumps was replaced at a cost of \$10,000. It is expected that the other pumps with similar useful lives will need to be replaced within the next three to five years at an estimated cost of \$10,000 per pump. The system's chlorine pump is scheduled to be replaced in 2027, while the five other pumps (hi lift, sludge and decant pumps) will be immediately replaced upon their failure. System redundancies in combination with readily available replacements allow the system to maximize each pump's useful life and total value to the water system.

The Jane Street well is scheduled for a downhole inspection in 2028. If the inspection shows the well needs replacement, the municipality will then engage a consultant. Once all permits, licenses and approvals are received, construction is expected to occur in 2030. Total costs for permits, licenses, approvals and construction are estimated to be \$175,000.

Additional Sources of Funding

The Municipality is continuously investigating & perusing new grant opportunities that will benefit the Belgrave Water System.

Lead Service Lines

No lead service lines are in use by the Belgrave Water System. Testing for lead is completed every 12 months by a certified laboratory in accordance with Ontario Regulation 170/03.

Transparency, Review and Renewal

Morris-Turnberry Council has consistently maintained a transparent process with respect to water rates and has engaged public dialogue with respect to rates. Such dialogue and feedback was instrumental in setting fair and affordable rates for all users. The dialogue assisted Council and owners to develop a better appreciation of the needs of both parties. A digital copy will be published on the Municipal website and available upon request. A copy of the plan will be submitted alongside the Belgrave Water System's license renewal once approved by council resolution.

MUNICIPALITY OF MORRIS-TURNBERRY
REPORT TO COUNCIL

TO: Mayor and Council
PREPARED BY: Sean Brophy, Treasurer
DATE: July 21, 2026
SUBJECT: O.Reg 284/09: Budget Matters - Expenses

RECOMMENDATION

That the Council of the Municipality of Morris-Turnberry pass a motion to accept the report on O.Reg284/09 Budget Matters-Expenses for the 2026 budget.

BACKGROUND

In 2009 municipal accounting standards were modified by the Public Sector Accounting Board (PSAB) to require tangible capital asset accounting, among other changes, to be incorporated when a municipality reports its annual financial statements. However, the standards did not require a municipality to change the basis on how its budget was calculated or prepared.

Ontario Regulation 284/09 Budget Matters-Expenses permits a municipality to maintain the basis on how its budget is constructed by excluding from its estimated budgeted expenses:

- 1. Amortization Expense on Tangible Capital Assets (TCAs),
- 2. Post-Employment Benefits
- 3. Solid Waste Landfill Closure & Post Closure Expenses

If a municipality excludes the above identified expenses, then O.Reg 284/09 requires council to adopt by resolution a report that contains:

- An estimate of the change in accumulated surplus of the municipality to the end of the year resulting from the exclusion of any of the expenses
- An analysis of the estimated impact of the exclusion of any of the expenses on future tangible capital asset funding requirements of the municipality

COMMENTS

Much like many other municipalities, Morris-Turnberry prepares its annual budget using the traditional cash basis of accounting. The above expenditures are excluded from the budget, but are included in the municipality's financial statements as required by PSAB accounting standards

While Morris-Turnberry has correctly prepared past annual financial statements in accordance with PSAB accounting standards and correctly reported the identified expenditures within its financial statements, O.Reg 284/09 also requires a report on these expenditures to be adopted by council resolution, which was previously overlooked.

The below report and accompanying reconciliation summarize and illustrate the difference as it relates to The Municipality of Morris-Turnberry between the cash basis of accounting used to prepare the 2026 budget and the estimated impact on the municipality's accumulated surplus once adjusted to the accrual basis of accounting for financial statement reporting purposes.

This report will be updated annually and submitted to Council upon the completion of the annual budget.

The Municipality of Morris-Turnberry 2026 Budget was approved by Council on April 7, 2026, and excluded the following expenses:

1. Amortization Expense

The 2026 budget did not include an amortization expense for the Municipality's tangible capital assets. This expense is estimated at \$1,263,430 and is a financial estimation of the decrease in asset value as capital assets age and are utilized over time. Amortization is based on historical costs and can be a poor estimate for future capital needs. Instead, the municipality has included within its budget a contribution of \$1,995,524 to its capital reserves. This contribution is based on future capital asset needs and helps to ensure sufficient funding is available for current and future tangible capital asset acquisitions.

2. Post Employment Benefits

The Municipality of Morris-Turnberry does not offer post-employment benefits to its employees. Therefore, no costs or expenses are recorded within its budget or on its financial statements.

3. Solid Waste Landfill Closure & Post Closure Expenses

In 2023 the accounting treatment and reporting requirements for landfill liabilities were changed in by *PS 3280 Asset Retirement Obligations (AROs)*.

The landfill liability reported on the municipality’s financial statements represents the present-day discounted value of the anticipated future closure and future ongoing monitoring costs for the Morris Landfill and Turnberry Landfill sites. The amounts are increased by 2.5% annually to represent the increase in liability as the municipality approaches the estimated future closure date. The corresponding accretion expense is recorded on the municipality’s financial statements to record that increase in liability to the fiscal period in which it was incurred.

Landfill Liability Estimates				
		2026	Estimated	2026
Active /		Opeing	Accretion	Closing
Inactive	Location:	Balance	Expense 2%	Balance
Active	Morris Landfill	\$ 851,380	\$ 17,028	\$ 868,408
Inactive	Turnberry Landfill	\$ 318,742	\$ 6,375	\$ 325,117
		\$1,170,122	\$ 23,402	\$ 1,193,525

The cost of closing future Morris Landfill cells are expected to be funded through future operating budget allocations and operating reserve allocations as they are incurred. The corresponding liabilities are adjusted as tasks are completed and future cost estimates are updated every 2-3 years.

The Municipality is currently allocating approximately \$16,400 per year towards a perpetual care reserve for the Morris Landfill’s final closing costs and future ongoing monitoring costs. This reserve will have an estimated balance of \$166,622. at the conclusion of the 2026 fiscal period.

Current Turnberry Landfill monitoring costs are being funded through current budget allocations. The 2026 waste budget allocates \$15,000 per year for ongoing engineering and monitoring costs for the Turnberry Landfill.

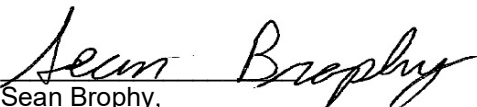
ATTACHMENTS

2026 Estimated Change in Accumulated Surplus

OTHERS CONSULTED

None

Respectfully submitted,


Sean Brophy,
Treasurer

Municipality of Morris-Turnberry
O.Reg 284/09 - Budget Matters - Expenses
2026 Estimated Change in Accumulated Surplus

2026 Budget - (Cash Bases)

Revenues

Taxation	5,720,596
Grants, User Fees & Other Revenues	4,180,204
Funds from Reserve - Operating	328,213
Funds from Reserve - Capital	1,579,570

Expenditures

Operating Expenditures	(7,929,437)
Capital Expenditures	(2,030,524)
Contributions to Reserves - Operating	(269,693)
Contributions to Reserves - Capital	(1,578,929)

Net Surplus / (Deficit)	-	Balanced
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Reconcile to Financial Statements - (Accrual Basis)

Less: TCA Amortization Expense	(1,266,930)
Less: Funds from Reserve - Operating	(328,213)
Less: Funds from Reserve - Capital	(1,579,570)
Less: Landfill Liability Accretion Expense	(23,402)
 Add: Contributions to Reserves - Operating	 269,693
Add: Contributions to Reserves - Capital	1,578,929
Add: TCA Purchases	2,030,524
Add: Loan Principal Payments	54,483

Estimated Net Impact on Accumulated Surplus	\$	735,513	Increase
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MUNICIPALITY OF MORRIS-TURNBERRY
REPORT TO COUNCIL

TO: Mayor and Council
PREPARED BY: Sean Brophy, Treasurer
DATE: July 21, 2026
SUBJECT: ICI Recycling Update

RECOMMENDATION

That Council directs staff to proceed with option 2 as presented by this report, implementing an ICI user fee of \$160.00 per bin effective January 1, 2027.

BACKGROUND

Ontario's Extended Producer Responsibility (EPR) system for residential recycling was implemented in phases between July 1, 2023, and January 1, 2026. As part of this transition, responsibility for collecting and managing residential recycling shifted from municipalities to producers of packaging and paper products. Under the new EPR framework, Industrial, Commercial and Institutional (ICI) properties are no longer eligible to receive recycling collection as part of the residential recycling system.

In November 2024, the Municipality of Morris-Turnberry established its 2025 curbside waste collection user rates to reflect the reduced cost of the municipal curbside collection contract resulting from the implementation of EPR. At the same time, Council transitioned the curbside waste collection program to a fully user-pay model.

With respect to recycling collection for ICI properties, the initial rate charged to the Municipality by the Bluewater Recycling Association (BRA) for 2025 was established at \$70.00 per recycling bin annually. This interim rate was implemented while BRA assessed the actual costs of providing recycling collection services to ICI customers under the new EPR framework. To facilitate a smooth transition, minimize disruption for participating municipalities and the business community, and allow sufficient time to establish appropriate service levels and pricing, BRA absorbed any incremental costs above the initial \$70.00 per bin annual rate throughout 2025 and 2026.

BRA has contacted Morris-Turnberry to inform the Municipality that the annual cost of providing curbside recycling to ICI properties will be \$160.00 per bin, effective January 1, 2027.

This fee reflects the full cost of delivering ICI recycling services across a large and predominantly rural service area. ICI collection presents inherent operational challenges. Routes are often long and dispersed, requiring significant travel between stops while generating relatively low tonnage per location. Additionally, the material collected through the ICI stream is typically comprised of lower-value commodities, limiting the ability to offset costs through recycling revenue.

- The annual fee incorporates:
- 1. Collection-related costs, including labour, fuel, and fleet maintenance across extended routes,
 - 2. Program administration and service delivery requirements, and
 - 3. Bin lifecycle costs, including procurement, maintenance, and replacement.

In addition to providing the updated fee information, BRA also requests to be made aware of Morris-Turnberry's intentions regarding the continuation of curbside recycling for ICI properties. This confirmation is important to support BRA's planning for 2027, including routing, staff, equipment, bin inventory and service continuity for the ICI properties within the municipality.

Additional Information

2026 Curbside ICI Recycling Bin Rate \$71.40/yr (2025 rate plus 2% CPI increase)

Total cost of providing curbside ICI recycling in 2026 is \$4,141.00, these costs were not passed on to users, but rather incorporated in the total budgeted curbside costs of \$158,130.00

BRA curbside contract increases by CPI each year.
A CPI estimate of 2% is used in the financial forecasts for 2027 to 2029

-Number of ICI Recycling bins as of January 1, 2026: 58
-Number of ICI Recycling bins as of July 7, 2026: 62

ICI Bin Locations	Number of Properties	Number of Bins
Bluevale	3	8
Brussels	1	1
Belgrave	1	1
Wingham	10	26
Morris - Rural	5	13
Turnberry - Rural	8	13
Total	28	62

*The Municipality of Morris-Turnberry represents 3 properties and 7 bins (Office/Morris Shop (4), Turnberry Shop (1) & Bluevale Hall (2))

COMMENTS

Staff have prepared the following four options regarding the curbside ICI recycling program for council to consider.

Option 1 – Use Waste Bin User Fees/Property Taxes to Subsidize ICI Recycling Costs

Budget Impact

The increase in the ICI recycling bin charge rate from \$71.40 per bin to \$160.00 per bin in 2027 is estimated to increase the BRA curbside contract by approximately \$5,800 per year. The increased costs could be funded by the current waste bin user fees. Financial projections for Option #1 are attached.

Total curbside costs are projected to exceed user fees in 2027 & 2028. These overages could be funded by the curbside reserve. Using the reserve in this manner will exhaust the reserve in 2028 and in 2029 the municipality would need to use property taxation to fund the estimated \$11,600 curbside program deficit or raise waste bin user fees.

Pros

- Morris-Turnberry continues to offer recycling services to ICI properties
- recyclables from ICI properties continue to be diverted from landfill
- no new user fees for ICI property owners

Cons

- waste bin user fees are subsidizing the ICI recycling costs
- increase in property taxes or increase to waste bin user fees is projected to be required in 2029
- curbside reserve projected to be exhausted by 2028

Option #2 – Charge Recycling User Fee to ICI Properties

Budget Impact

The \$160.00 per bin cost for curbside ICI recycling could be immediately passed on to the ICI properties by charging an annual \$160.00 per bin user fee. As of July 7, 2026 there are a total of 28 ICI properties using curbside recycling services within Morris-Turnberry using a total of 62 curbside ICI recycling bins.

Implementing a \$160 per bin user fee effective January 1, 2027 would positively impact the curbside budget. User fees are projected to cover curbside costs in 2027 & 2028 and contribute a small amount to the curbside reserve. The small projected shortfall in 2029 would be funded by the curbside reserve. The reserve is projected to have a balance of \$16,000 at the conclusion of the 2029 fiscal period. Increases to the waste bin or the use of property taxes is not projected to be required. Both the waste and recycling user fees would be re-evaluated in 2029 in advance of the 2030 fiscal year.

It should be noted that if ICI properties are producing enough waste volume that they require the number of bins currently in use, the fee of \$160.00 for continued use of an ICI recycling bin is less than the \$270.00 annual fee for an additional waste bin of equal size.

Pros

- ICI properties pay for curbside ICI recycling collection costs
- encourages ICI property owners to assess their actual service needs and consider more efficient collection solutions
- more economical for ICI property owners than replacing the recycling bin with a similarly sized waste bin
- no projected change to waste bin user fees from 2027 to 2029
- no projected need to use property taxes to fund curbside program from 2027 to 2029
- reserve projected to be relatively steady from 2027 to 2029
- Morris-Turnberry continues to offer recycling services to ICI properties

Cons

- additional fees for ICI property owners for recycling
- property owners may opt out, reduce their bin count or find alternative methods of disposing of their recycling
- could result in less recycling being diverted from the landfill, negatively impacting the landfill's capacity

Option #3 – Phase in Recycling User Fee for ICI Properties**Budget Impact**

Morris-Turnberry could phase in a recycling user fee for ICI properties over multiple years. The accompanying financial projections start with an annual \$80/bin user fee in 2027 and increased the fee by \$40/year until reaching an annual rate of \$160/bin in 2029. The curbside program is projected to have small shortfalls in 2027, 2028 and 2029, but the curbside reserve is projected to have a sufficient balance to fund the shortfalls. The reserve is projected to have a balance of approximately \$9,000 at the end of 2029. In 2029 both the waste and recycling user fees would be re-evaluated in advance of the 2030 fiscal year.

Pros

- lessons financial impact of new recycling user fee on ICI property owners
- ICI properties eventually pay for curbside ICI recycling costs
- encourages ICI property owners to assess their actual service needs and consider more efficient collection solutions
- no projected change to waste bin user fees
- no projected need to use property taxes to fund curbside program from 2027 to 2029
- less subsidization by waste bin user fees than option #1

Cons

- additional fees for ICI property owners for recycling
- waste bin user fees are partially subsidizing ICI recycling costs for 3 years
- more complicated than the other options, may lead to confusion among property owners
- property owners may opt out, reduce their bin count or find alternative methods of disposing of their recycling
- could result in less recycling being diverted from the landfill, negatively impacting the landfill's capacity

Option 4 – Morris-Turnberry Opts out of providing ICI curbside services**Budget Impact**

If Morris-Turnberry opts out of the ICI curbside program, the approximate \$4,100 in current annual curbside ICI costs would be removed from the curbside budget. The waste bin user fees are projected to cover curbside costs and contribute a small amount to the reserve in 2027 & 2028. A projected small shortfall in 2029 would be funded by the curbside reserve. The reserve is projected to have a balance of approximately \$17,000 at the conclusion of the 2029 fiscal period.

Pros

- waste bin user fees and property taxes are not used to subsidize ICI recycling costs
- reduction in current curbside program costs

Cons

- Morris-Turnberry would stop providing curbside recycling services to ICI properties effective January 1, 2027
- forces current ICI property owners to find alternative solutions to disposing of their recycling
- small businesses may find it difficult to find affordable solution for their recycling needs
- may lead to reduced landfill diversion and accelerate landfill capacity pressures
- could result in less environmentally friendly solutions
- removes curbside recycling option from future ICI property owners

Recommendation

Staff recommend that Council adopt option 2 as presented by this report, and implement an ICI user fee of \$160.00 per bin fee effective January 1, 2027.

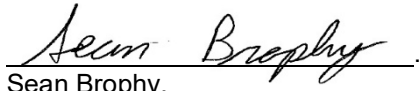
ATTACHMENTS

Financial Projections

OTHERS CONSULTED

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

Respectfully submitted,

A handwritten signature in cursive script, reading "Sean Brophy", is written over a horizontal line.

Sean Brophy,
Treasurer

2026 Budget Summary & Projections (Current)

	Current (2026)		2027 Onwards	
	% of Bins	Rate/Yr	% of Bins	Rate/Yr
Waste	1,346.00	70.20	1,346.00	71.60
ICI Recycling	58.00	71.40	62.00	72.83

Total BRA Contract

Landfill Tipping Fees

Total Curbside Costs

Curbside User Fees (2026 Budgeted)

Over / (Under) User Fees

To Reserve / (From Reserve)

Net Cost (Taxes)

2026	2027 2% Inc	2028 2% Inc	2029 2% Inc
94,489	96,379	98,307	100,273
4,141	4,515	4,606	4,698
98,630	100,894	102,912	104,970
59,500	60,000	60,000	60,000
158,130	160,894	162,912	164,970
159,000	159,000	159,000	159,000
(870)	1,894	3,912	5,970
870	(1,894)	(3,912)	(5,970)
-	-	-	-

Curbside Reserve

Opening Balance

To / (From) Reserve

Closing Balance

14,079.92	14,949.52	13,055.20	9,142.99
869.60	(1,894.32)	(3,912.21)	(5,970.45)
14,949.52	13,055.20	9,142.99	3,172.54

*Council Reviews Curbside Rates in 2029 in advance of 2030

Option 1 - Waste Bin User Fee subsidized ICI Recycling Costs

	Current		2027 Onwards		2026	2027	2028	2029
	% of Bins	Rate/Yr	% of Bins	Rate/Yr		2% Inc	2% Inc	2% Inc
Waste	1,346.00	70.20	1,346.00	71.60	94,489	96,379	98,307	100,273
ICI Recycling	58.00	71.40	62.00	160.00	4,141	9,920	10,118	10,321
Total BRA Contract					98,630	106,299	108,425	110,593
Landfill Tipping Fees					59,500	60,000	60,000	60,000
Total Curbside Costs					158,130	166,299	168,425	170,593
Curbside User Fees (2026 Budgeted)					159,000	159,000	159,000	159,000
Over / (Under) User Fees					(870)	7,299	9,425	11,593
To Reserve / (From Reserve)					870	(7,299)	(7,651)	-
Net Cost (Taxes)					-	-	1,774	11,593

Curbside Reserve

Opening Balance	14,079.92	14,949.52	7,650.54	-
To / (From) Reserve	869.60	(7,298.98)	(7,650.54)	-
Closing Balance	14,949.52	7,650.54	-	-

*Council Reviews Curbside Rates in 2028 in advance of 2029

Option 2 - Implement ICI Recycling User Fee

	Current		2027 Onwards		2026	2027	2028	2029
	% of Bins	Rate/Yr	% of Bins	Rate/Yr		2% Inc	2% Inc	2% Inc
Waste	1,346.00	70.20	1,346.00	71.60	94,489	96,379	98,307	100,273
ICI Recycling	58.00	71.40	62.00	160.00	4,141	9,920	10,118	10,321
Total BRA Contract					98,630	106,299	108,425	110,593
Landfill Tipping Fees					59,500	60,000	60,000	60,000
Total Curbside Costs					158,130	166,299	168,425	170,593
Curbside User Fees (2026 Budgeted)					159,000	159,000	159,000	159,000
ICI Recycling User Fee (62 x \$160/bin)					-	9,920	9,920	9,920
Total User Fees					159,000	168,920	168,920	168,920
Over / (Under) User Fees					(870)	(2,621)	(495)	1,673
To Reserve / (From Reserve)					870	2,621	495	(1,673)
Net Cost (Taxes)					-	-	-	-

Curbside Reserve

Opening Balance	14,079.92	14,949.52	17,570.54	18,065.58
To / (From) Reserve	869.60	2,621.02	495.04	(1,673.46)
Closing Balance	14,949.52	17,570.54	18,065.58	16,392.12

*Council Reviews Curbside Rates in 2029 in advance of 2030

Option 3 - Partial User Fee (\$80/bin)

	Current		2027 Onwards	
	% of Bins	Rate/Yr	% of Bins	Rate/Yr
Waste	1,346.00	70.20	1,346.00	71.60
ICI Recycling	58.00	71.40	62.00	160.00

Total BRA Contract

Landfill Tipping Fees

Total Curbside Costs

2026	2027 2% Inc	2028 2% Inc	2029 2% Inc
94,489	96,379	98,307	100,273
4,141	9,920	10,118	10,321
98,630	106,299	108,425	110,593
59,500	60,000	60,000	60,000
158,130	166,299	168,425	170,593
159,000	159,000	159,000	159,000
-	4,960	7,440	9,920
159,000	163,960	166,440	168,920
(870)	2,339	1,985	1,673
870	(2,339)	(1,985)	(1,673)
-	-	-	-

Curbside User Fees (2026 Budgeted)

ICI Phased In User Fee			
2027	2028	2029	
80.00	120.00	160.00	

Total User Fees

Over / (Under) User Fees

To Reserve / (From Reserve)

Net Cost (Taxes)

Curbside Reserve

Opening Balance	14,079.92	14,949.52	12,610.54	10,625.58
To / (From) Reserve	869.60	(2,338.98)	(1,984.96)	(1,673.46)
Closing Balance	14,949.52	12,610.54	10,625.58	8,952.12

*Council Reviews Curbside Rates in 2029 in advance of 2030

Option 4 - Opt out of Providing ICI Curbside Recycling

	Current		2027 Onwards	
	% of Bins	Rate/Yr	% of Bins	Rate/Yr
Waste	1,346.00	70.20	1,346.00	71.60
ICI Recycling	58.00	71.40	62.00	-

Total BRA Contract

Landfill Tipping Fees

Total Curbside Costs

Curbside User Fees (2026 Budgeted)

Over / (Under) User Fees

To Reserve / (From Reserve)

Net Cost (Taxes)

2026	2027 2% Inc	2028 2% Inc	2029 2% Inc
94,489	96,379	98,307	100,273
4,141	-	-	-
98,630	96,379	98,307	100,273
59,500	60,000	60,000	60,000
158,130	156,379	158,307	160,273
159,000	159,000	159,000	159,000
(870)	(2,621)	(693)	1,273
870	2,621	693	(1,273)
-	-	-	-

Curbside Reserve

Opening Balance

To / (From) Reserve

Closing Balance

14,079.92	14,949.52	17,570.54	18,263.98
869.60	2,621.02	693.44	(1,272.69)
14,949.52	17,570.54	18,263.98	16,991.29

*Council Reviews Curbside Rates in 2029 in advance of 2030

MUNICIPALITY OF MORRIS-TURNBERRY

REPORT TO COUNCIL

TO: Mayor and Council

PREPARED BY: Trevor Hallam, CAO/Clerk

DATE: July 21, 2026

SUBJECT: Galbraith Field Memorial Gates Advisory Committee.

RECOMMENDATION

That Council Council hereby establishes the Galbraith Field Memorial Gates Advisory Committee, approves the Terms of Reference as presented, and direct staff to advertise for expressions of interest from members of the public and report back to Council with recommendations for appointments.

BACKGROUND

At the July 7th, 2026 meeting, Council directed staff to return a terms of reference for an advisory committee that could potentially be formed to act in an advisory capacity regarding the future of the Galbraith Field Memorial Gates.

COMMENTS

The attached terms of reference were drafted on the understanding that a Committee would be made up of one member of Council and four community members, with the Clerk acting as secretary. Over a period of six months from the date of their inaugural meeting, the Committee will be tasked with reviewing historical information, assessing restoration, reconstruction, replacement, and relocation options, gathering public input, investigating sources of funding and other enabling resources, and ultimately recommending a preferred course of action to Council based on their findings.

The committee will have no authority to commit to Council to any course of action, or to commit municipal funds. Minor expeditors for incidentals to facilitate the work of the committee may be required from time to time, and it is recommended that rather than establishing a budget for the committee, they be approved as needed at the discretion of the Chair and Clerk.

As a committee of Council, members will be required to follow the policies and procedures of the Municipality, including those related to the Code of Conduct, confidentiality, conflict of interest, and meeting procedures.

Also included with this report is a draft Notice of Call for Expressions of Interest for Committee Members. If approved, this will be published and distributed broadly. Staff will collect and assess submissions as they are received and prepare a report to Council recommending appointees. Presenting a list of recommended appointees at the August 11th meeting of Council would provide 2 weeks for submissions to be received, while the September 1st meeting would provide 5 weeks. Based on the interest from the community to date, it is anticipated that a 2 week window would be sufficient.

Staff also request direction as to whether the four community appointments will be expected to participate on a voluntary basis, or if they will be entitled to remuneration in line with the meeting rate for Council members attending meetings for Council business, which is currently \$90.03 for a meeting that is 2 hours or less, or at an alternate rate.

If Council agrees with the terms of reference as presented, it is recommended that the Committee be established by resolution, the terms of reference be adopted, and the Notice of Call for Expressions of Interest be published. A list of potential appointees will be presented at the August 11th meeting.

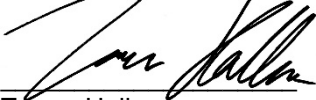
ATTACHMENTS

1. Draft Terms of Reference – Galbraith Gates Advisory Committee
2. Draft Notice of Call for Expressions of Interest - Galbraith Gates Advisory Committee

OTHERS CONSULTED

None.

Respectfully submitted,

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

Trevor Hallam,
CAO/Clerk

Galbraith Field Memorial Gates Advisory Committee

Terms of Reference

1. Purpose

- 1.1. The Galbraith Field Memorial Gates Advisory Committee is established by Council to review options for the future commemoration, restoration, reconstruction, relocation, or replacement of the Galbraith Field Memorial Gates and to provide recommendations to Council.

2. Mandate

- 2.1. The Committee shall:
 - 2.1.1. Review available historical information regarding the Galbraith Field Memorial Gates and their commemorative significance.
 - 2.1.2. Consider the condition of the remaining gate components and any technical, financial, heritage, accessibility, and operational factors.
 - 2.1.3. Seek input from interested residents, community organizations, veterans' groups, and other stakeholders as appropriate.
 - 2.1.4. Evaluate potential options for preserving or commemorating the legacy of the Memorial Gates.
 - 2.1.5. Investigate potential options for fundraising initiatives, grant funding, and other project enabling resources.
 - 2.1.6. Prepare and submit a final report and recommendation to Council.
- 2.2. The Committee shall act in an advisory capacity only and shall have no authority to direct staff, commit municipal funds, or make decisions on behalf of Council.

3. Membership

- 3.1. The Committee shall consist of:
 - 3.1.1. One (1) member of Council, appointed by Council, to sit as Chair.
 - 3.1.2. Four (4) members of the public, appointed by Council.
- 3.2. Municipal staff may provide administrative and technical support as required.

4. Term

- 4.1. The Committee is established as an ad hoc advisory committee and shall continue until its final report has been submitted to Council or the Committee has been dissolved by Council resolution.

5. Meetings

- 5.1. The Committee shall meet as required to fulfill its mandate.

6. Reporting

- 6.1. The Committee shall report its findings and recommendations to Council no later than six months from the date of its first meeting.

7. Conduct of Members

7.1. Members of the Committee shall comply with all applicable municipal by-laws, policies, and procedures governing the conduct of Council and Committee business.

8. Confidentiality and Conflict of Interest

8.1. Members shall disclose any pecuniary or other conflicts of interest in accordance with applicable legislation and municipal policies and shall maintain the confidentiality of any information received in confidence through their participation on the Committee.

9. Dissolution

9.1. The Committee shall be dissolved upon completion of its mandate unless otherwise directed by Council.

MUNICIPALITY OF MORRIS-TURNBERRY

P.O. Box 310, 41342 Morris Road, Brussels, Ontario N0G 1H0
Tel: 519-887-6137 Fax: 519-887-6424 Email: mail@morristurnberry.ca



NOTICE – CALL FOR EXPRESSIONS OF INTEREST

Galbraith Field Memorial Gates Advisory Committee

The Municipality of Morris-Turnberry is seeking expressions of interest from residents interested in serving on the Galbraith Field Memorial Gates Advisory Committee.

The Committee has been established by Council to review options for the future commemoration, restoration, reconstruction, relocation, or replacement of the Galbraith Field Memorial Gates and to provide recommendations to Council.

The Committee will consist of one member of Council and four members of the public. Preference will be given to applicants who can demonstrate knowledge of local history, heritage preservation, engineering/construction, fundraising, or community engagement.

The Committee is expected to meet as needed over a period of six months and will prepare a final report and recommendation for Council's consideration.

Committee members will serve as volunteers and receive no remuneration, honorarium, or reimbursement for their participation.

Residents interested in serving on the Committee are invited to submit a brief letter outlining their interest and any relevant experience.

Expressions of Interest must be received by 12:00 noon on August 6th, 2026, and must be submitted to:

Trevor Hallam
CAO/Clerk
Municipality of Morris-Turnberry
thallam@morristurnberry.ca
41342 Morris Rd., PO Box 310
Brussels, ON, N0G 1H0
519-887-6137

MUNICIPALITY OF MORRIS-TURNBERRY

REPORT TO COUNCIL

TO: Mayor and Council

PREPARED BY: Trevor Hallam, CAO/Clerk

DATE: July 21, 2026

SUBJECT: Delegation of Risk Management Services for Drinking Water Source Protection

RECOMMENDATION

That Council accept the proposal of the Ausable Bayfield Conservation Authority for the provision of risk management services for the years 2027 through 2029, and direct staff to return a by-law authorizing the signing of the draft delegation agreement as presented.

BACKGROUND

Under part IV of the Clean Water Act, 2006, S.O. 2006, c. 22, local municipalities are responsible for the enforcement of certain regulations and requirements regarding drinking water source protection. Since 2014 Morris-Turnberry, along with other municipalities in the source protection region, has delegated those responsibilities to the Ausable Bayfield Conservation Authority (ABCA) under successive agreements. The current agreement lapses at the end of December 2026. This proposed renewal of the agreement is being circulated early, prior to the potential lame duck period for the municipal election, rather than waiting until November.

Part IV of the *Clean Water Act, 2006* provides the authority for municipalities to control existing and future activities in the intake protection zones and wellhead protection areas around their drinking water sources that are deemed “significant” by provincial Technical Rules. The policies are enabled through local source protection plans, created by the Ausable Bayfield Maitland Valley (ABMV) Source Protection Committee and approved by the Minister of the Environment, Conservation and Parks (MECP). The *Clean Water Act, 2006* is founded on a leading municipal role in drinking water source protection, as part of the standard of care for councils and staff to provide safe, potable water to their communities.

The ABMV Source Protection Plans address significant risks through the following means:

- Prohibit certain existing and future activities;
- Negotiate and enforce site-specific Risk Management Plans (RMP); and
- Flag development applications associated with certain land uses

Implementing Part IV policies requires the appointment of one or more risk management officials who would form the basis of a “risk management office.” Risk management officials must complete a Provincial training course and successfully pass an exam. Four ABCA staff are certified as Risk Management Officials. There are no Morris-Turnberry staff certified as Risk Management Officials.

The proposed agreement includes these services:

- negotiate new Risk Management Plans (RMP's) for activity changes/new provincial threat rules
- inspect and enforce implementation of existing RMPs
- update or rescind RMPs due to activity or ownership changes
- monitoring Wellhead Protection Areas for change of activity
- monitoring properties where prohibition policies apply
- issuance of Notices, per section 59 of the Clean Water Act, for development
- issuance of Orders, as needed, per Clean Water Act
- annual reporting per Clean Water Act (CWA section 81)

COMMENTS

Since the initial delegation of responsibilities, the ABCA has provided Risk Management Officials and Inspectors, created and maintained mapping, established protocols to ensure requirements are incorporated into processes under the Planning Act, reviewed Planning Act applications and issued notices with respect to Restricted Land Use Policies, established, reviewed and maintained risk management plans with landowners, maintained records in accordance with the Clean Water Act, and other services required by law.

Morris-Turnberry does not have the expertise or resources to properly manage the requirements of the Clean Water Act without the assistance of the ABCA.

The ongoing Conservation Authority amalgamation does not affect the renewal of agreements such as this. The province, through ministerial direction provided in May, allows Conservation Authorities to renew or extend an agreement for a service that the authority was providing to the person or body prior to the effective date of May 2026. As the proposed agreement is a renewal

of an agreement for services already being provided, the transition to regional conservation authorities does not affect it at this time.

A draft of the proposed agreement is included with this report for review.

Staff recommend that Council accept the proposal of the Ausable Bayfield Conservation Authority for the provision of risk management services for the years 2027 through 2029, and direct staff to return a by-law authorizing the signing of the draft delegation agreement as presented.

FINANCIAL IMPACT

The projected cost for Morris-Turnberry for the 2027 to 2029 term is **\$26,615.00**, assuming all municipalities on the current delegation sign on to the new delegation agreement. The cost is approximately \$6,000.00 more than that for the previous 2024 to 2026 term.

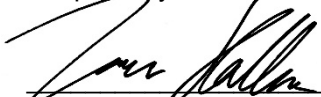
ATTACHMENTS

1. Draft Risk Management Services Agreement

OTHERS CONSULTED

Donna Clarkson, Co-DWSP Program Supervisor/Risk Management Official

Respectfully submitted,


Trevor Hallam,
CAO/Clerk

RISK MANAGEMENT OFFICIAL SERVICE AGREEMENT
FOR SOURCE PROTECTION PLAN, PART IV ENFORCEMENT

THIS AGREEMENT made effective the first day of January 2027.

BETWEEN:

THE MUNICIPALITY OF BLUEWATER
OF THE FIRST PART
-and-

THE MUNICIPALITY OF CENTRAL HURON
OF THE SECOND PART
-and-

THE MUNICIPALITY OF HURON EAST
OF THE THIRD PART
-and-

THE MUNICIPALITY OF MORRIS-TURNBERRY
OF THE FORTH PART
-and-

THE MUNICIPALITY OF NORTH PERTH
OF THE FIFTH PART
-and-

THE TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH
OF THE SIXTH PART
-and-

THE TOWNSHIP OF HURON-KINLOSS
OF THE SEVENTH PART
-and-

THE TOWNSHIP OF NORTH HURON
OF THE EIGHTH PART

(hereinafter called “the Municipalities”)

- and -

AUSABLE BAYFIELD CONSERVATION AUTHORITY
(hereinafter called “the Authority”)

OF THE NINTH PART

PREAMBLE:

WHEREAS this Agreement is being entered into pursuant to the *Clean Water Act*, 2006 (hereinafter called the “*Act*”) for the purpose of appointing the Authorities as agents of the Municipalities with respect to the enforcement and jurisdictional rights under Part IV of the *Act* as part of implementation of the Ausable Bayfield Source Protection Plan and the Maitland Valley Source Protection Plan.

And Whereas the Authority is a Source Protection Authority for purposes of the *Act* and of this Agreement;

And Whereas the Municipalities are located within the Ausable Bayfield Maitland Valley Source Protection Region as set out in Ontario Regulation 284/07.

IN CONSIDERATION of the mutual covenants herein contained, the parties hereby agree as follows:

ARTICLE ONE GENERAL

Section 1.01: Source Protection Authorities

Under section 4 of the *Act*, the Ausable Bayfield Conservation Authority (ABCA) and the Maitland Valley Conservation Authority (MVCA) serve as the Source Protection Authorities for the Ausable Bayfield Source Protection Area and the Maitland Valley Source Protection Area respectively. Ontario Regulation 284/07 under the *Act* designates the participating municipalities for ABCA and MVCA when they act as the Source Protection Authorities under the *Act*.

Section 1.02: Part IV Requirements under the Act

The *Act*, provides that a municipality is responsible for Part IV enforcement of Source Protection Plans. The *Act* further provides that a municipality may enter into an agreement for the enforcement of Part IV by a board of health, a planning board, or a Source Protection Authority.

The Municipalities hereby appoint the Ausable Bayfield Conservation Authority as agent of the Municipalities to carry out enforcement under Part IV of the Act within their respective Municipality.

Section 1.03: Application

This Agreement shall be applicable to all lands located in the Municipalities that are subject to Part IV of the *Act*.

The Ausable Bayfield Conservation Authority hereby accepts the appointment and agrees to act as Agent of the Municipalities for the duties and enforcement responsibilities of Part IV of the Act for those lands located within the Municipalities that are situated within the Ausable Bayfield Maitland Valley Source Protection Region, with the exception of the Municipality of Huron-Kinloss in which the Ausable Bayfield Conservation Authority hereby accepts the appointment and agrees to act as Agent of the Municipalities for the duties and enforcement responsibilities of Part IV of the Act for all lands within the Municipality of Huron-Kinloss.

Section 1.04: Duties

The Authorities shall faithfully carry out their duties hereunder on a fee for service basis in accordance with the *Act*, the Ausable Bayfield Source Protection Plan (as amended from time to time) and the Maitland Valley Source Protection Plan (as amended from time to time), this Agreement, and any other applicable legislation.

ARTICLE TWO DEFINITIONS

Section 2.01: Definitions

Unless otherwise expressly provided in this Agreement, the words, phrases and expressions in this Agreement shall have the meanings attributed to them as follows:

1. In this Agreement:

- a) “Act” means the Ontario *Clean Water Act, 2006*, as amended;
- b) “Agreement” means this document;
- c) “Parties” means the Authorities and the Municipalities;
- d) “the Regulation” means *Clean Water Act Regulation 287/07*
- e) “Risk Management Inspector” means a Risk Management Inspector appointed under Part IV of the *Act*;
- f) “Risk Management Official” means the Risk Management Official appointed under Part IV of the *Act*;
- g) “Source Protection Authority” means a Conservation Authority or other person or body that, under subsection 4 (2) or section 5 of the *Act*, is required to exercise and perform the powers and duties of a drinking water Source Protection Authority under the *Act*;
- h) “Source Protection Plan” means a drinking water source protection plan prepared under the *Act*.

ARTICLE THREE RESPONSIBILITIES

Section 3.01: Responsibilities of the Authority

The Authority is responsible for all the powers and duties of an enforcement body under Part IV of the *Act*. The duties and powers **include but are not limited to** those listed in this Section.

The Authority shall:

- (i) Appoint such Risk Management Officials and Risk Management Inspectors as are necessary for the enforcement of Part IV of the *Act*.
- (ii) Provide mapping to the Municipalities and establish protocols in consultation with the Municipalities to ensure Part IV requirements are incorporated into the review of applications under the *Planning Act* and *Building Code Act*.
- (iii) Review applications under the *Planning Act* and *Building Code Act* as deemed necessary under the protocols referred to in (ii) and issue notices with respect to Restricted Land Use policies prior to those applications proceeding.
- (iv) Negotiate or, if negotiations fail, establish risk management plans with persons (business owners, landowners, tenants, and others) engaged or proposing to engage in an activity and at a location subject to the *Act*.
- (v) Review and accept risk assessments under the *Act*.
- (vi) Conduct inspections and use powers of entry on properties where reasonable and obtain inspection warrants from a court where required.
- (vii) Issue orders and notices, prosecute any offences under Part IV of the *Act* and exercise any other powers set out under Part IV of the *Act* to ensure compliance with the Part IV policies in the Ausable Bayfield Source Protection Plan and the Maitland Valley Source Protection Plan.
- (viii) Maintain records in accordance with the *Act* and make records available to the public when required to do so and to the Municipalities upon request.
- (ix) Prepare documentation and make provisions for staff to attend Environmental Review Tribunal Hearings.

- (x) Report annually on activities as required under the *Act* and provide a copy of the annual report to the Municipalities.

Section 3.02: Responsibilities of the Municipalities

The Municipalities shall adhere to agreed upon protocols (including circulating certain applications to the Risk Management Official) to ensure Part IV requirements are incorporated into the review of:

- (i) building permit applications;
- (ii) applications under provisions of the Planning Act that are prescribed in section 62 of the Regulation; and
- (iii) generally, cooperate with and assist the Authority with the protection of safe drinking water.

Section 3.03: Information and Data Sharing

To facilitate implementation of this Agreement:

- (i) The Municipalities shall provide information and data required by the Authority to carry out its powers and duties under Part IV of the *Act*.
- (ii) The Authority shall provide records related to its powers and duties under Part IV of the *Act* to the Municipalities, upon request. In the event of termination of this Agreement, records will be transferred to their respective Municipalities.

**ARTICLE FOUR
COSTS**

Section 4.01: Responsibility for Cost of Service Delivery

The Municipalities are responsible for the costs of the enforcement of Part IV of the *Act*. The Municipalities shall pay the Authority as per Schedule A of this Agreement.

Section 4.02: Recovery of Extraordinary Costs

The Authority, through consultation with the Municipalities, will recover from the Municipalities costs incurred as a result of legal actions initiated by or against the Authority associated with executing its duties and powers under this Agreement and for costs associated with non-routine work including but not limited to enforcement orders, warrants, Environmental Review Tribunal Hearings and retention of third party experts. These costs are in addition to those outlined in Schedule A.

**ARTICLE FIVE
OFFICIALS AND INSPECTORS**

Section 5.01: Appointment

The Authority will appoint such Risk Management Officials and Risk Management Inspectors as are necessary pursuant to subsection 48 (2) of the *Act* and shall issue a certificate of appointment to the Risk Management Officials and Risk Management Inspectors as per subsection 48 (3) of the *Act*.

Section 5.02: Qualifications

The Risk Management Officials and Risk Management Inspectors will be qualified as prescribed by the Regulation.

**ARTICLE SIX
LIABILITIES AND INSURANCE**

Section 6.01: Insurance

The Authority shall provide and maintain Commercial/Comprehensive General Liability insurance subject to limits of not less than Two Million Dollars (\$2,000,000.00) inclusive per occurrence for bodily injury, death and damage to property including loss of use thereof.

The Authority shall provide and maintain Errors and Omissions insurance subject to limits of not less than an annual aggregate of Two Million Dollars (\$2,000,000.00). Such insurance shall provide

coverage for all errors and omissions made by the Authority, its officers, directors and employees in regard to the obligations of the Authority under this Agreement.

Such insurance shall be kept in force for the two years following termination of this Agreement.

Such insurance shall be in the name of the Authority and shall name the Municipalities as additional insured there under. Evidence of insurance satisfactory to the Municipalities shall be provided to the Municipalities prior to the commencement of work. The Authority shall annually provide the Municipalities with Certificate(s) of Insurance confirming that the said insurance policies are in good standing.

Section 6.02: Workplace Safety and Insurance Board (WSIB)

The Authority will provide upon request, verification of WSIB coverage.

Section 6.03 Indemnification

The Municipalities agree to save harmless and indemnify the Authority, and its employees, agents, assigns, directors and officers (collectively, the 'Indemnified Parties') from and against any claims, costs, fees, losses, damages or expenses of every nature and kind whatsoever, including but not limited to governmental inquiries, administrative or judicial proceedings, which the Authority Indemnified Parties, might suffer, have imposed on, or incur in connection with or arising out of: this Agreement; any enforcement duties or responsibilities; or otherwise in connection with the *Act* or any regulations thereunder.

The Authority agrees to save harmless and indemnify the Municipalities, and its employees, agents, assigns, directors and officers (collectively, the 'Indemnified Parties') from and against any claims, costs, fees, losses, damages or expenses of every nature and kind whatsoever, including but not limited to governmental inquiries, administrative or judicial proceedings, which the Municipal Indemnified Parties, might suffer, have imposed on, or incur in connection with or arising out of the Authority failing to perform its duties or responsibilities under this Agreement.

ARTICLE SEVEN

TERM, RENEWAL, TERMINATION AND AMENDMENT OF AGREEMENT

Section 7.01: Initial Term

This Agreement shall continue in force for a period of 3 years, commencing on the 1st day of January 2027, and ending the 31st day of December 2029.

Section 7.02: Deemed Renewal

This Agreement will automatically continue following the expiry of the term set out in Section 7.01 until it is:

- a. Superseded or replaced by a subsequent agreement; or
- b. Terminated in its entirety by either party by giving 90 days written notice.

Section 7.03: Termination

The Agreement may be terminated by either party with a minimum of 180 days written notice.

Section 7.04: Amendment

This Agreement may be amended by mutual agreement from time to time to reflect changes in programs, funding and personnel in both parties, or changes in provincial policy.

ARTICLE EIGHT MISCELLANEOUS

Section 8.01: Preamble

The preamble hereto shall be deemed to form an integral part hereof.

Section 8.02: Instrument in Writing

This Agreement shall not be changed, modified, terminated or discharged in whole or in part except by instrument in writing signed by the parties hereto, or their respective successors or permitted assigns, or otherwise as provided herein.

Section 8.03: Assignment

This Agreement shall not be assignable by either party.

Section 8.04: Force Majeure

Any delay or failure of either party to perform its obligations under this Agreement shall be excused and this Agreement is suspended if, and to the extent that, a delay or failure is caused by an event or occurrence beyond the reasonable control of the party and without its fault or negligence, such as, by way of example and not by way of limitation, acts of God, pandemics, fires, floods, wind storms, riots, labour problems (including lock-outs, strikes and slow-downs) or court injunction or order.

Section 8.05: Notices

Any notice, report or other communication required or permitted to be given hereunder shall be in writing unless some other method of giving such notice, report or other communication is expressly accepted by the party to whom it is given and shall be given by being delivered or mailed to the following addresses of the parties respectively:

(a) To the Authority:

Davin Heinbuck, General Manager / Secretary-Treasurer

Ausable Bayfield Conservation Authority
71108 Morrison Line
R.R. # 3
Exeter, ON N0M 1S5

(b) To the Municipalities:

Municipality of Bluewater
PO Box 250, 14 Mill Avenue
Zurich, ON N0M 2T0
Attention: Municipal Clerk / Chief Administrative Officer

Municipality of Central Huron
PO Box 400, 23 Albert Street
Clinton, ON N0M 1L0
Attention: Municipal Clerk / Chief Administrative Officer

Municipality of Huron East
PO Box 610, 72 Main Street
Seaforth, ON N0K 1W0
Attention: Municipal Clerk / Chief Administrative Officer

Municipality of Morris-Turnberry
PO Box 310, 41342 Morris Road
Brussels, ON N0G 1H0

Attention: Municipal Clerk / Chief Administrative Officer

Municipality of North Perth
330 Wallace Ave. N.
Listowel ON N4W 1L3

Attention: Municipal Clerk / Chief Administrative Officer

Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Attention: Municipal Clerk / Chief Administrative Officer

Township of Huron-Kinloss
21 Queen Street, P.O. Box 130
Ripley, ON N0G 2R0

Attention: Municipal Clerk / Chief Administrative Officer

Township of North Huron
Box 90, 274 Josephine Street
Wingham, ON N0G 2W0

Attention: Municipal Clerk / Chief Administrative Officer

Any notice, report or other written communication, if delivered, shall be deemed to have been given or made on the date on which it was delivered to any employee of such party, or if mailed, postage prepaid, shall be deemed to have been given or made on the third business day following the day on which it was mailed (unless at the time of mailing or within forty-eight hours thereof there shall be a strike, interruption or lock-out in the Canadian postal service in which case service shall be by way of delivery only). Either party may at any time give notice in writing to the other party of the change of its address for the purpose of this Agreement.

Section 8.06: Headings

The Section headings hereof have been inserted for the convenience of reference only and shall not be construed to affect the meaning, construction or effect of this Agreement.

Section 8.07: Governing Law

The provisions of this Agreement shall be construed and interpreted in accordance with the laws of the Province of Ontario as at the time in effect.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first written above.

AUSABLE BAYFIELD CONSERVATION AUTHORITY

Signature	Ray Chartrand	Chair	Date
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Signature	Davin Heinbuck	General Manager and Secretary-Treasurer	Date
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MUNICIPALITY OF BLUEWATER

Signature	Paul Klopp	Mayor	Date
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Signature	Chandra Alexander	Acting CAO / Clerk	Date
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I/We have authority to bind the Municipality.

MUNICIPALITY OF CENTRAL HURON

Signature	Jim Ginn	Mayor	Date
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Signature	Steve Doherty	CAO / Clerk	Date
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I/We have authority to bind the Municipality.

MUNICIPALITY OF HURON EAST

Signature	Bernie MacLellan	Mayor	Date
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Signature	Meaghan McCallum	Clerk	Date
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I/We have authority to bind the Municipality.

MUNICIPALITY OF MORRIS-TURNBERRY

Signature	Jamie Heffer	Mayor	Date
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Signature	Trevor Hallam	CAO-Clerk	Date
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I/We have authority to bind the Municipality.

MUNICIPALITY OF NORTH PERTH

Signature	Todd Kasenberg	Mayor	Date
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Signature	Lindsay Cline	Clerk	Date
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I/We have authority to bind the Municipality.

TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH

Signature	Glen McNeil	Mayor	Date
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Signature	Florence Witherspoon	Clerk	Date
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I/We have authority to bind the Township.

TOWNSHIP OF HURON-KINLOSS

Signature	Don Murray	Mayor	Date
-----------	------------	-------	------

Signature	Jennifer White	Clerk	Date
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I/We have authority to bind the Township.

TOWNSHIP OF NORTH HURON

Signature	Paul Heffer	Reeve	Date
-----------	-------------	-------	------

Signature	Carson Lamb	Clerk	Date
-----------	-------------	-------	------

I/We have authority to bind the Township.

SCHEDULE ‘A’

Part IV Enforcement / Risk Management Official Service Delivery Costs
January 01, 2027 through December 31, 2029

Appendix A

RMO Services Cost Per Participating Municipality

Municipality	Fixed Program Costs (Yearly Cost)	Number of WHPAs / wells	% of Workload based on # WHPAs	Est workload cost based on # WHPAs (per year)	Total Yearly RM Services Cost 2027	Total Yearly RM Services Cost 2028	Total Yearly RM Services Cost 2029	Total Fees 2027 - 2029
ACW	\$6,500	5	13%	3,590	\$10,090	\$10,340	\$10,600	\$31,030
Bluewater	\$6,500	2	5%	1,436	\$7,935	\$8,135	\$8,340	\$24,410
Central Huron	\$6,500	6	15%	4,308	\$10,810	\$11,080	\$11,355	\$33,245
Huron East	\$6,500	4	10%	2,872	\$9,370	\$9,605	\$9,845	\$28,820
Huron - Kinloss	\$6,500	8	21%	5,744	\$12,245	\$12,550	\$12,865	\$37,660
Morris Turnberry	\$6,500	3	8%	2,154	\$8,655	\$8,870	\$9,090	\$26,615
North Huron	\$6,500	4	10%	2,872	\$9,370	\$9,605	\$9,845	\$28,820
North Perth	\$6,500	7	18%	5,026	\$11,525	\$11,815	\$12,110	\$35,450
Total	\$52,000	39	100%	28,000	\$80,000	\$82,000	\$84,050	\$246,050

*WHPA = wellhead protection area, RM= Risk Management

Fixed Program costs include:

Annual reporting per Clean Water Act
 Maintaining RMO certification requirements
 Maintaining Data Bases
 Support staff and IT
 Municipal staff support
 Answering property owner / operator questions
 Assist municipalities with Education policy
 Attend Provincial RMO mtgs; Training
 Advice re changes to well systems
 Attending Open Houses

Workload costs include:

New RMPS as activity changes
 Inspect existing RMPs
 Revise RMPs due to new owner/lease/activity changes
 s.59 Notice issuance
 Monitor for prohibited activities
 Issue Orders
 Travel costs

MUNICIPALITY OF MORRIS-TURNBERRY

P.O. Box 310, 41342 Morris Road, Brussels, Ontario N0G 1H0
Tel: 519-887-6137 Fax: 519-887-6424 Email: mail@morristurnberry.ca



July 14, 2026

Maitland Links
Attn: Scott Bowmam
40292 Jamestown Rd,
Wingham, ON
N0G 2W0
Via email: [REDACTED]

Re: Notice of Termination of Lease Agreement

Mr. Bowman,

The Municipality wishes to advise that it has received notification from the Ontario Trillium Foundation (OTF) that the application for funding to support the proposed replacement of ice making equipment for Maitland Granite was unsuccessful. As a result, the anticipated OTF funding will not be received, and the Municipality is unable to proceed with the project under the terms and financial assumptions upon which the Lease Agreement, dated March 3, 2026, was based.

Pursuant to the provisions of the Lease Agreement, the Municipality hereby provides notice that it is exercising its right to terminate the Lease in accordance with 2(c) of the termination clause. Please accept this letter as notice of the termination of the lease effective immediately.

We have appreciated the opportunity to work collaboratively throughout this process, and regret that the project is unable to proceed due to this funding decision.

Sincerely,

Trevor Hallam
CAO/Clerk
Municipality of Morris-Turnberry

CC: info@matilandlinks.ca
info@maitlandgranite.ca
Morris-Turnberry Council

Encl: Correspondence – 'News about your OTF grant application'

From: donotreply@otf.ca
To: [Trevor Hallam](#)
Subject: News about your OTF grant application
Date: Tuesday, July 7, 2026 10:51:59 AM

Name of organization: The Municipality of Morris-Turnberry
Application ID: CP147936
Grant type: Capital

Hello,

Thank you for submitting a grant application to the Ontario Trillium Foundation (OTF).

Based on the documentation submitted, we determined that your **project** does not meet OTF's eligibility requirements and as a result, your application is being declined.

Get support: Book time to talk with us

- To learn more about why your grant application was declined, we encourage you to [book a time to talk with a Program Manager](#).
- The person(s) attending the call must be listed as a contact in your organization's account with OTF. This is to ensure that sensitive and confidential information is only discussed with an authorized person.

For information about upcoming deadlines, application resources and supports visit the [OTF website](#).

We appreciate the time and effort that went into the application and wish you the very best with the important work you do in your community.

Sincerely,

Ontario Trillium Foundation
1 800 263-2887 · otf@otf.ca

July 15th , 2026

The Municipality of Morris-Turnberry,
P.O. Box 310, 41342 Morris Road,
Brussels, ON N0G 1H0

Attn: Trevor Hallam CAO/Clerk

To the Members of Council:

Request for a Letter of Support

The 'Disneys of Huron County Project Group' is hereby requesting a letter of support from the Municipality of Morris-Turnberry, to support grant applications that we plan to submit. We have included a description of our group and our projects that require funding.

The Disneys of Huron County Project Group, is one of a number of projects of the Huron County Historical Society; an independent, volunteer-led, charitable not-for-profit corporation dedicated to preserving the history of people and places in Huron County. To learn more about the Historical Society, visit their website at 'Huron County Historical Society.ca'.

During the past 9 years, the Disney Project Group has gathered much historical information and has initiated two projects to create heritage signage to raise public awareness of the contributions of our pioneers. Our goals are:

- To promote awareness of our local history
- To provide historical signage recognizing the contributions of our early pioneers at Holmesville and Bluevale.
- To provide a resource for future generations enabling them to study and to appreciate our early history. Our goal is to create a book from the materials gathered which can be available through the Huron County Museum, Huron County libraries and through the purchase of individual copies.
- The committee has been offered the opportunity to host a travelling exhibit from the Disney Family Museum in California. Hosting this exhibit would increase public awareness of the Disney heritage in Huron County and would strengthen ties to the Disney family initiated by Walt and Lillian Disney's visit to Goderich in 1947.

Fundraising Purpose: Our Group's fundraising project is to raise funds to allow the committee to complete its projects to recognize the accomplishment of some of the early settlers in Huron County - many of whom emigrated from Ireland in the 1830's and settled in the Huron Tract and later in the Queen's Bush. We have chosen to recognize a family known world-wide, 'The Disney Family', ancestors of the famous Walt Disney. In the 1830's, the Disney Family settled at Holmesville, on Lots 36 and 37 and Lots 38 and 39, Maitland Concession, Goderich Township, in the Huron Tract and later in the 1850's some

of the family moved to a farm near Bluevale, Lots 27, 28 Concession 1, Morris Township, originally part of the Queen's Bush.

The Disney Family is only one example of the early settlers in Huron County, who cleared the forested land, farmed, raised families, and built businesses such as the Disney sawmill at Holmesville and Bluevale. These settlers were involved in every aspect of the development of the area including exploring the area for oil and, instead finding salt- the early stages of the famous Salt Mine in Goderich. Their roots are of great importance to the rich and bountiful Huron County that we enjoy today.

Funds will be used for:

1. Costs associated with the production and launch of a History book.
2. Offsetting costs for the Travelling Exhibit, enabling the general public to view the exhibit.
3. Heritage signage at Bluevale and Holmesville.

A letter of support from your municipality will greatly enhance our application to various ministries.

Thank you.

Nancy Michie , Chair of the Disneys of Huron County Project Group

Email lnmichie@gmail.com



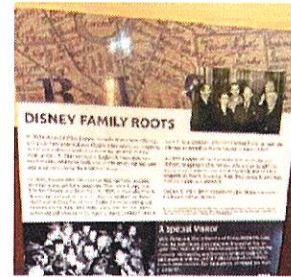
Members of the 'Disneys of Huron County Project Group' 2024

Back row: L to R: Elizabeth French-Gibson, liaison with the Huron County Museum, Ron Schefter, Glen Warwick, Lloyd Michie, Mac Campbell*, Graham Booth*, Mary Henry, Arnold Mathers **Front row:** L to R: Alison Lobb, Ruth Schefter, Nancy Michie, Gloria Palmer-Gerig, Don Procter *founding member

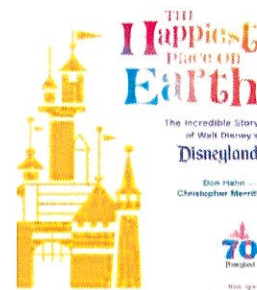
Absent: Bruce and Janet McLennan

Projects:

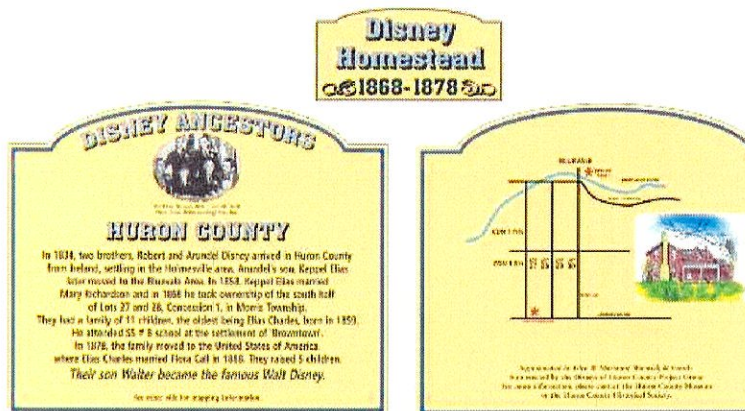
1. History Book 'Disney Family Roots in Huron' (panel from the Huron County Museum)



2. Travelling Exhibit from the Disney Family Museum in San Francisco



3. Signage in Bluevale and Holmesville



Summer Company 2026 – Participant Briefing Note

Dear Mayor Heffer and Members of the Municipality of Morris-Turnberry Council,

I am pleased to share information about students from the Municipality of Morris-Turnberry who are participating in the 2026 Summer Company program.

As you know, Summer Company is an entrepreneurship program that provides students aged 15–29 with training, mentorship, and a \$3,000 grant to start and operate their own business over the summer. Through this experience, participants gain practical business experience while developing entrepreneurial and leadership skills. Summer Company is an Ontario government program delivered locally in partnership with the County of Huron and supported by the McCall MacBain Foundation.

We wanted to make you aware of the students from your municipality who are participating in the program this year and to share the businesses they have launched.

The following students from the Municipality of Morris-Turnberry are participating in this year's program:

- **Blaine McKee** – McKee Bros, *Morris-Turnberry*
[Facebook Link](#)
Provides reliable lawn care services helping residents keep their outdoor spaces neat, and well-maintained through professional mowing, trimming and seasonal yard care. Serving the Belmore area.
- **Lily Verbeek** – The Daily Stitch, *Bluevale*
[Facebook Link](#)
Creating handcrafted crochet items, The Daily Stitch offers cozy wearables, charming gifts, and unique accessories, with every piece thoughtfully handmade with care, creativity, and attention to detail.

These participants represent a variety of innovative business ideas. They are gaining valuable experience through the operation of their ventures during the summer months.

If you have any questions about the Summer Company program, please feel free to contact me.

Sincerely,

Tricia Denomme

Business Advisor | Huron Business Centre



Office of the Minister

Bureau du ministre

777 Bay Street, 5th Floor
Toronto ON M7A 2J3
Tel.: 416 314-6790

777, rue Bay, 5^e étage
Toronto ON M7A 2J3
Tél.: 416 314-6790

357-2026-1745

June 26, 2026

TO: Conservation Authorities Chairs, GMs/CAOs, and municipalities

SUBJECT: Minister's direction under section 1.14 of the *Conservation Authorities Act* with respect to budget and apportionment matters

I am writing with regards to the transition of Ontario's conservation authority system to a consolidated regional model. Pursuant to my authority under section 1.14 of the *Conservation Authorities Act* (CAA), I am issuing a direction ("Direction") to conservation authorities on budget and apportionment matters leading up to the transition date – please see attached Direction.

The purpose of this Direction, effective from June 26, 2026 to the transition date under the CAA (i.e., February 1, 2027, or such later date as may be prescribed by the regulations), is to require conservation authorities to complete the budgetary process for the 2027 calendar year budget before the transition date, and in accordance with the CAA and applicable budget and apportionment regulations.

This Direction establishes deadlines for key budget process milestones, including the holding of meetings to approve apportionment amounts and final budgets, and the sending of notices of apportionment to participating municipalities. Conservation authorities are also required to notify the Ministry of the Environment, Conservation and Parks and the Ontario Provincial Conservation Agency (OPCA) as certain steps of the budget process are completed. This Direction applies to all conservation authorities listed in Appendix A, with additional guidance set out in Appendix B of the attachment.

The Direction is intended to ensure that the transition to consolidation is successful with minimal disruptions to conservation authorities' governance, programs and services.

If you have any questions regarding this Direction, please contact the Conservation Authorities Section of the Ministry of the Environment, Conservation and Parks at ca.office@ontario.ca.

Conservation Authorities Chairs, GMs/CAOs, and municipalities
Page 2.

Sincerely,

A handwritten signature in blue ink, appearing to read "Todd McCarthy". The signature is fluid and cursive, with a long horizontal stroke extending to the left and a sharp hook at the end.

Todd McCarthy
Minister of the Environment, Conservation and Parks

Enclosures

c: The Honorable Rob Flack, Minister of Municipal Affairs and Housing

ATTACHMENT A

Minister's Direction Issued Pursuant to Section 1.14 of the *Conservation Authorities Act* (this "Direction")

Section 1.14 of the *Conservation Authorities Act* (CAA) provides the Minister with the authority to issue a direction to a conservation authority in relation to various matters for the purpose of facilitating the transition to a regional watershed-based framework for conservation authorities. The types of directions that can be issued by the Minister are set out in clauses 1.14(1)(a) to (d):

- (a) prohibiting the authority from making a decision in relation to its exercise of any of its powers under this Act or any other Act in the circumstances specified in the direction and subject to any specified conditions;
- (b) requiring the authority to give notice, in accordance with the direction, of a decision that it has made;
- (c) requiring the authority to send notices under subsection 25 (2), 27 (3) or 27.2 (3) by the date specified in the direction;
- (d) governing budgetary and apportionment matters relating to the authority that are otherwise addressed in a regulation made under clause 40 (1) (c), (e) or (f) or clause 40 (3) (k).

Section 1.14 further provides that an authority that receives such a direction shall comply with the direction within the time specified in the direction.

Pursuant to the authority of the Minister of the Environment, Conservation and Parks under clauses 1.14(1)(c) and (d), the conservation authorities set out under Appendix "A" of this Direction (the "**authorities**" or each, an "**authority**") are hereby directed as follows:

1. Each authority shall take all necessary steps to develop and approve its budget for the 2027 calendar year, in accordance with the CAA, to ensure that the authority complies with paragraphs 2 and 3 of this Direction.
2. No later than thirty (30) calendar days prior to the transition date, each authority shall:
 - i. Hold a meeting to approve apportionment amounts for its participating and specified municipalities as required by section 16 of O. Reg. 402/22.
 - ii. Hold a meeting to approve a final budget as required by section 22 of O. Reg. 402/22.
3. Prior to the transition date, each authority shall:
 - i. Provide a copy of its final budget to the Minister and each of its participating and specified municipalities in accordance with section 24 of O. Reg. 402/22, and in addition, provide a copy of the approved final budget to the Ontario Provincial Conservation Agency (OPCA).
 - ii. Send notices to the authority's participating and specified municipalities in accordance with subsections 25(2) (notices of apportionment of capital

costs), 27(3) (notices of apportionment of operating expenses) and 27.2(3) (notices of amounts owed by specified municipalities) of the CAA.

4. Upon completion of each of the following steps, each authority shall provide written notice of the completion of the step to the Ministry of the Environment, Conservation, and Parks and the OPCA:
 - i. Approval of a draft budget for consultation purposes in accordance with section 14 of O. Reg. 402/22.
 - ii. Approval of apportionment amounts for participating and specified municipalities in accordance with section 18 of O. Reg. 402/22.
 - iii. Approval of a final budget in accordance with section 23 of O. Reg. 402/22.
 - iv. Sending of notices to participating and specified municipalities in accordance with subsections 25 (2), 27(3) and 27.2(3) of the CAA.

General

5. This Direction applies to the authorities listed in Appendix "A" to this Direction.
6. This Direction is effective from the date of its issuance to the transition date, within the meaning of the CAA (i.e., February 1, 2027 or such later date as may be prescribed by the regulations).
7. This Direction may be amended in writing from time to time at the sole discretion of the Minister.



Todd McCarthy
Minister of the Environment, Conservation and Parks
[June 26, 2026]

APPENDIX A

LIST OF CONSERVATION AUTHORITIES TO WHICH THE DIRECTION APPLIES

Ausable Bayfield CA	Lower Trent Region CA
Cataraqui Region CA	Maitland Valley CA
Catfish Creek CA	Mattagami Region CA
Central Lake Ontario CA	Mississippi Valley CA
Credit Valley CA	Niagara Peninsula CA
Crowe Valley CA	Nickel District CA
Essex Region CA	North Bay-Mattawa CA
Ganaraska Region CA	Nottawasaga Valley CA
Grand River CA	Otonabee Region CA
Grey Sauble CA	Quinte Region CA
Halton Region CA	Raisin Region CA
Hamilton Region CA	Rideau Valley CA
Kawartha Region CA	Saugeen Valley CA
Kettle Creek CA	Sault Ste. Marie Region CA
Lake Simcoe Region CA	South Nation River CA
Long Point Region CA	St. Clair Region CA
Lower Thames Valley CA	Toronto and Region CA
	Upper Thames River CA

APPENDIX B

Guidance document for the Minister's Direction issued under section 1.14 of the CAA with respect to budget and apportionment matters

The Minister's Direction issued June 26, 2026 under s.1.14 of the CAA aims to preserve operational and budget process continuity through the transition to a regional governance model for conservation authorities.

While Ontario Regulation 402/22 (Budget and Apportionment) does not set out specific dates or deadlines for the completion of the various phases of the budget and apportionment process, this Direction sets the following timing requirements and additional notification requirements:

Item/Task	Deadline
i. Holding of meeting to approve apportionment amounts for participating and specified municipalities (s. 16 of O. Reg. 402/22)	No later than 30 calendar days before the transition date
ii. Holding of meeting to approve final budget (s. 22 of O. Reg. 402/22)	
i. Providing copies of the approved final budget (s. 24 of O. Reg. 402/22)	Prior to the transition date
ii. Sending of notices to participating and specified municipalities (s. 25(2), 27(3), and 27.2(3) of the CAA)	
i. Providing a notice to the Ministry of the Environment Conservation and Parks (MECP) and Ontario Provincial Conservation Agency (OPCA) when each of the following steps is completed: a. Approval of a draft budget for consultation purposes b. Approval of apportionment amounts c. Approval of the final budget d. Sending of notices to participating and specified municipalities	Upon completion of each step

With respect to any documents and notice required to be given to the MECP and OPCA (e.g., approved final budget and notice of completion of various steps), please send those documents and notices to MECP at ca.office@ontario.ca and OPCA at CCEO@ontario.ca.

2027 Annual Budget

Conservation authorities will carry out the 2027 calendar year budget process in accordance with Ministers Directions, the CAA and its regulations. The determination of revenue, expenses and costs under Section 5 of O. Reg. 402/22 and determination of reduced amounts to be apportioned under Section 6 of O. Reg. 402/22 should reflect continuity of normal operations of an authority according to current organization's

governance, financial structures, and programs and services. Any anticipated impacts from regional consolidation should not be considered or incorporated into the preparation of the budget for the 2027 calendar year under this direction.

Municipal Consultation

Current participating and specified municipalities are to be consulted on the draft budget for the 2027 calendar year, in accordance with existing legislative/regulatory requirements.

Voting

Budget-related votes are conducted using current authority membership and existing governance rules and in accordance with regulations, where that is set out.

Final Approval and Posting

Authorities approve, post, and provide copies of the final budget for the 2027 calendar year in accordance with existing requirements and the Minister's Direction.

Municipal Apportionment

The approach to municipal apportionment will not change for 2027 calendar year budgets and will follow the existing methods set out in O. Reg. 402/22 and O. Reg. 401/22 (Determination of Amounts Under Subsection 27.2 (2) of the Act) and apply to the current participating and specified municipalities of each authority per the apportionment percentages distributed by the Ministry of the Environment Conservation and Parks.

Once apportioned amounts are determined and approved by authorities, notices of apportionment are sent to each participating municipality and notices setting out amounts owing are sent to each specified municipality. Each municipality shall be required to pay the amount apportioned to it even after the transition date under the CAA, at which point the payment will be due to the regional conservation authority.

Future Annual Budget

Budget alignment across regional conservation authorities will occur following the transition date.

The ministry will assess whether any changes need to be made to the budgeting process as set out in the budget and apportionment regulations as a result of the regional consolidation of authorities and will consider amendments to those regulations in Fall 2026, where appropriate.

From: donotreply@otf.ca
To: [Trevor Hallam](#)
Subject: News about your OTF grant application
Date: Tuesday, July 7, 2026 10:51:59 AM

Name of organization: The Municipality of Morris-Turnberry
Application ID: CP147936
Grant type: Capital

Hello,

Thank you for submitting a grant application to the Ontario Trillium Foundation (OTF).

Based on the documentation submitted, we determined that your **project** does not meet OTF's eligibility requirements and as a result, your application is being declined.

Get support: Book time to talk with us

- To learn more about why your grant application was declined, we encourage you to [book a time to talk with a Program Manager](#).
- The person(s) attending the call must be listed as a contact in your organization's account with OTF. This is to ensure that sensitive and confidential information is only discussed with an authorized person.

For information about upcoming deadlines, application resources and supports visit the [OTF website](#).

We appreciate the time and effort that went into the application and wish you the very best with the important work you do in your community.

Sincerely,

Ontario Trillium Foundation
1 800 263-2887 · otf@otf.ca



TOWNSHIP OF MORRIS TURNBERRY WATER MONTHLY REPORT

June 2026, Prepared by: Veolia Water

Belgrave Water

Maintenance and services Performed:

- All routine and planned maintenance was performed
 - Generator test runs
 - Analyser cleaning
 - Injector cleaning
 - Alarm testing
 - Equipment calibrations
- Working out SCADA issues
 - Dialer keeps faulting out for calls
 - Generator switch over is locking wells out
- Generator serviced June 18-26

Regulatory Comments

- All regulatory sampling and monitoring completed

Distribution:

- 68 Locates
- 0 Service turn off/on
- 0 Watermain breaks
- 0 Complaints

DWQMS (Drinking Water Quality Management System)

- Operational plan updated May 28, 2026
- External Audit September 28, 2026
 - SAI Global - Remote



Monthly Water Quality Summary



Belgrave Water June 2026

Date	June 2-26			June 9-26			June 16-26			June 23-26			June 29-26						
	TC	EC	HPC	TC	EC	HPC	TC	EC	HPC	TC	EC	HPC	TC	EC	HPC				
RW Well 2 (Jane)	0	0		0	0		0	0		0	0		0	0					
RW Well 1 (McCrae)	0	0		0	0		0	0		0	0		0	0					
TW Pumphouse	0	0	< 10	0	0	< 10	0	0	< 10	0	0	20	0	0	< 10				
DW #1	0	0	< 10	0	0	< 10	0	0	< 10	0	0	< 10	0	0	< 10				
DW#2	0	0		0	0		0	0		0	0		0	0					
Compliant	5	5		5	5		5	5		5	5		5	5					
Adverse	0	0		0	0		0	0		0	0		0	0					
Deteriorating			0			0			0			0			0				

PTTW	Well 1 (McCrae)	Well 2 (Jane)					Distribution Residuals	
Limitsm3/day	362.88	138.24					MIN	1.22
Min m3	17	33					MAX	1.54
Max m3	288	151					AVE	1.39
Ave m3	154.5	75.9					COUNT	23
Total m3	2781	1366						



RE: Fire Department of North Huron - Fire Chief's Monthly Report

To: CAO Trevor Hallam

From: Chad Kregar, Fire Chief – Fire Department of North Huron

Date: July 14, 2026

Subject: 2026 Monthly Fire Report

Fire Call Summary – June 2026

Total Calls: 15

Number	Date	Response Type	Location
26-071	June 4 26	Medical	North Huron
26-072	June 8 26	Medical	North Huron
26-073	June 8 26	No Fire – Pot on Stove	North Huron
26-074	June 9 26	Vehicle Fire	North Huron
26-075	June 9 26	False Alarm – Fire	North Huron
26-076	June 12 26	False Alarm – Fire	North Huron
26-077	June 13 26	False Alarm – CO	North Huron
26-078	June 15 26	Animal Rescue	North Huron
26-079	June 16 26	Fire	Morris Turnberry
26-080	June 18 26	Gas Leak – Refrigerant	North Huron
26-081	June 22 26	Medical	North Huron
26-082	June 23 26	Mutual Aid	Howick
26-083	June 24 26	Mutual Aid	Howick
26-084	June 26 26	Gas Leak	North Huron
26-085	June 27 26	No Loss – Outdoor Fire	North Huron

Note - There was one call for service in the coverage area provided by North Huron into Morris-Turnberry during this reporting period.

Significant Incidents

During the month of June, there were no significant incidents or events requiring special reporting. Fire Department of North Huron personnel continued to provide emergency response services, training, equipment maintenance, and public education activities as part of normal operations.

The department remained focused on maintaining operational readiness while continuing firefighter training and ensuring all apparatus and equipment were prepared for emergency response.

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

June Training Report

Training remained a primary focus this month as members continued working toward and maintaining the province's firefighter certification requirements. Multiple training sessions were dedicated to reviewing and refreshing the knowledge and practical skills required under the Firefighter I, Firefighter II, and Hazardous Materials Operations curriculum. Topics included fire ground operations, hose and water supply, ladders, search and rescue, ventilation, firefighter survival, incident command, hazardous materials awareness and operations, and emergency scene safety.

I am pleased to report that the Fire Department has successfully met the province's mandatory firefighter certification requirements. This achievement represents a tremendous amount of work by our firefighters, officers, instructors, and administrative staff over the past several months. Their commitment to training has ensured the department remains compliant with provincial legislation while continuing to provide a safe and effective emergency response service to our residents.

Members also successfully completed their Emergency First Responder recertification, ensuring they continue to maintain the medical knowledge and skills required to provide immediate patient care. Maintaining these certifications allows our firefighters to continue delivering a high level of care during medical emergencies.

In addition to scheduled training, members carried out routine apparatus inspections, equipment checks, and station hall duties. These ongoing activities help ensure that all vehicles, firefighting equipment, rescue tools, medical supplies, and personal protective equipment are inspected, tested, and maintained in a constant state of operational readiness. Preventative maintenance and regular inspections remain essential to providing a reliable emergency response and reducing the potential for equipment failures during emergency incidents.

I would like to thank all of our members for their continued dedication and commitment to training. Their willingness to continually improve their knowledge and skills ensures the department remains prepared to respond safely and effectively to any emergency within our community.

June 2026 Budget Update

During June, the Fire Department of North Huron continued to operate within the approved 2026 operating and capital budget.

Department expenditures and activities remained routine for this reporting period, with no significant budget impacts or capital purchases to report.

Regular operational expenses such as training, equipment maintenance, and general department operations continued as planned in accordance with the approved municipal budget and purchasing policies.

Equipment & Maintenance Updates

The month of June was relatively routine from an equipment and maintenance perspective, with no significant repairs or major equipment updates required. Regular preventative maintenance, apparatus inspections, and equipment checks were completed to ensure all vehicles and equipment remained operational and response ready.

The exception continues to be Ladder 2, which is beginning to show its age. The apparatus is currently out of service following a significant mechanical failure and will remain out of service while replacement and long-term solutions are explored. One of the biggest challenges has been the increasing difficulty in sourcing replacement parts, many of which are no longer readily available due to the age of the truck.

In addition to the parts availability issues, Ladder 2 has experienced intermittent mechanical failures, including shutting down while responding to emergency calls. These reliability concerns have become an increasing operational and safety issue for the department. Staff continue to evaluate options while ensuring emergency response capabilities are maintained through temporary operational adjustments.

Fire Chief's Update

Huron County Fire Chiefs continue to meet on a monthly basis, maintaining strong collaboration and open communication across all fire departments within the County. These meetings provide an important forum for discussing operational matters, sharing best practices, coordinating joint training initiatives, and ensuring consistent service delivery standards across municipal boundaries.

As Fire Chief, I also participated in the Morris Turnberry Emergency Management Control Group exercise, working alongside municipal staff and partner agencies to review emergency plans, strengthen inter-agency coordination, and enhance the Township's preparedness for a variety of emergency situations.

In my role as Huron County Fire Coordinator, I attended the Huron County Emergency Management Control Group exercise. This exercise brought together emergency responders and municipal partners from across the County to test emergency plans, improve communication and coordination, and ensure we are prepared to respond effectively to large-scale emergencies affecting our communities.

These exercises continue to be an important part of maintaining emergency preparedness while strengthening the relationships and partnerships that are essential during major incidents.

Closing Remarks

As we move further into 2026, I would like to acknowledge the continued commitment and professionalism demonstrated by the members of the Fire Department of North Huron. The dedication shown by our firefighters through training, equipment maintenance, and emergency response reflects a strong culture of service, accountability, and pride within the department.

I am proud of the progress we are making in strengthening our operational readiness and responsibly advancing our long-term sustainability. We continue to focus on firefighter safety, consistent training, and maintaining reliable equipment to ensure dependable service delivery.

It remains my priority as Fire Chief to support our members and ensure we continue building a professional, well-trained, and well-equipped department that our community can rely on.

Huron East Fire Department – June 2026 Report

May Fire Call Summary

Number	Date	Response Type	Address	Location
26-096	Jun 30 26	Vehicle Fire	Main St	Seaforth
26-095	Jun 30 26	Alarm System	Mcdonald Drive	Brussels
26-094	Jun 24 26	Vehicle Collision	Cardiff road	Grey
26-093	Jun 24 26	Call Canceled	Out of area	Grey
26-092	Jun 23 26	Call Canceled	Out of area	Grey
26-091	Jun 23 26	No loss outdoor fire	James Street	Seaforth
26-090	Jun 20 26	Alarm system	King street	Brussels
26-089	Jun 19 26	House fire Mutual aid	Mary st Clinton	Seaforth
26-088	Jun 11 26	Alarm system	Centennial Drive	Seaforth
26-087	Jun 7 26	Unauthorized burn	Bryans Drive	Brussels
26-086	Jun 1 26	Unauthorized burn	Graham Road	Brussels

Training Report

All three stations focused their training this month on training with the new air bags that were recently purchased, EV vehicles and the hazards associated with them during extrication, and on Extrication using the new Hurst E3 extrication tools.

Huron County recruit training also continued in Bleuwater, with a weekend of Hazmat training in awareness and operation levels

Huron East hosted an AS&E test on June 15th. With the mandatory certification coming on July 1st, 2026, this was the final testing date needed to have HEFD firefighters compliant. I am very happy to say that HEFD has 95% of our firefighters certified to the mandatory level and the remaining 5% completing their certification in the coming months. The 15th test date brought Firefighters from around the county, writing a total of 75 test that evening.

With the mandatory training completed for those that required it, HEFD will now be focusing on Live Burn training and more complex auto extrication training.

Equipment & Budget Updates

Apart from regular equipment maintenance there was only Ladder testing scheduled. This was completed across all three stations and is completed annually.

The Fire/EMS station was brought to council this month as a report. This report had preliminary drawings and budget pricing. It was decided to continue on with the process and look at potential land for the facility. A similar report was also written to the County council on July 2nd.

Two engine/rescue apparatuses are out for pricing using the canoe process. These prices should be in by the end of July with intentions of going to council in early August with goal of ordering them by start of September and potentially getting delivery in late 2028 early 2029

Chief Update

HEFD promoted a few members on July 1st, from firefighter to officer.

Jamie Mitchell was promoted in the Brussels station

Ryan Horst was promoted in the Grey Station

Jeff Holman was promoted in the Seaforth station

We also had officer Derek Pilatzke retire after 28 years of service with the Brussels station. We wish Derek a happy retirement.

In Seaforth station we had our co-op student Sydney Dalton join the department as a recruit.

Coming Up

In the coming months, the Huron East Fire Department will focus on the following priorities:

- Public education events ie: camp days, fairs, breakfast on the farm and station tours
- Reviewing and updating fire service agreements
- Fire/EMS Station
- Live Burn training
- Updating more SOG's

AGENDA FOR BLUEVALE COMMUNITY COMMITTEE

Meeting date: June 30, 2026

Call to Order:

A general meeting of the Bluevale Community Committee was held in the Bluevale Hall on April 1, 2026. The meeting commenced at 7:00 p.m. Chair Randy Greenaway, Co/chair Wayne Whalen, Secretary Kathy Campbell. Absent - Diane Warwick.

Members in attendance:

Randy Greenaway, Wayne Whalen, Kathy Campbell, Ken Thompson, Tyler Hallahan, Spencer Shaw, Cheryl Webster.

Minutes Review:

There were no minutes to review from the previous month.

Financial Update:

There was no financial update as Diane was absent.

Wayne updated the committee on what is needed and what is still in stock for the upcoming Grand Opening at the ballpark. He will be in contact with Matt to order more of what is needed for the weekend.

BCC will need to fill out rental information for the tent for the Brew Crew Tournament.

Unfinished Business/concluded business	Action/person(people) in charge
---	--

1.	Mailbox at the Hall	Trevor Hallam is looking into getting it for us.
----	---------------------	--

2.	Landline for Hall- Katie has called and there are coming on May 7, 2026	Trevor is looking into getting the landline in with the township to save money. Trevor needs a bill.
3.	Electronic Sign	Matt Oliver/Ken Thompson/Randy Greenaway
4.	Drawings for new pavilion	Tyler Hallahan
5.	Umbrellas for picnic tables -6	Randy Greenaway

Upcoming Events	Action/person(people)in charge
-----------------	--------------------------------

July 5, 2026	Fishing Derby: 8a.m. - 11:00 a.m. Katie to fill out forms.	Katie is looking after advertising and prizes. Hoping to get donations
July 11, 2026	Grand reopening of the BallPark: There will be 5 games. Wayne to look for teams to participate. Food and alcohol	Wayne Whalen
August 21, 2026	Co-ed tournament	
August 28,29 2026	Brew Crew year end ball tournament:	

Next Meeting August 5, 2026 @7:00 p.m.

Motion to adjourn: Spencer Shaw, seconded- Tyler Hallahan
The meeting concluded at 7:45 p.m.

Membership Meeting #5-2026

May 20, 2026

Members Present: Ed McGugan, Alvin McLellan, Megan Gibson, Matt Duncan, Anita Van Hittersum, Evan Hickey, Ed Podniewicz, Alison Lobb, Sharen Zinn, Andrew Fournier, Vanessa McMillan

Staff Present: Phil Beard, General Manager-Secretary-Treasurer
Jayne Thompson, Communications Coordinator
Stewart Lockie, Conservation Areas Services Coordinator
Patrick Huber-Kidby, Planning & Regulations Supervisor
Michelle Quipp, Executive Assistant

Others Present: Cory Bilyea, Midwestern News Media

1. Call to Order

Chair Ed McGugan, welcome everyone and called the meeting to order at 7:00pm.

2. Declaration of Pecuniary Interest

There were no pecuniary interests at this time.

3. Minutes

Motion FA #52-26

Moved by: Alvin McLellan

Seconded by: Megan Gibson

THAT the minutes from the General Membership Meeting #4-2026 held on April 15, 2026, be approved.
(carried)

4. Presentations

Coastal Resilience Strategy Update: Patrick Huber Kidby, Planning & Regulations Supervisor

Patrick Huber Kidby made a presentation about the Coastal Resilience Strategy.

Motion FA #53-26

Moved by: Alison Lobb

Seconded by: Megan Gibson

THAT the presentation about the Coastal Resilience Strategy be accepted.
(carried)

5. Business Requiring Direction and/or Decision:

- a) Appointment of Representatives to the Lake Huron Regional Conservation Authority Transition Committee: Report #28-2026

Report #28-2026 was presented and the following motion was made:

Motion FA #54-26

Moved by: Alison Lobb

Seconded by: Anita van Hittersum

THAT MVCA appoint Phil Beard, General Manager Secretary Treasurer and Ed McGugan, Chair of Maitland Conservation to the transition committee for the Lake Huron Regional Conservation Authority.
(carried)

Motion FA #55-26

Moved by: Alvin McLellan

Seconded by: Vanessa McMillan

THAT Report #28-2026 be accepted;
AND THAT MVCA's Chair attend the interview session with Ernst & Young.
(carried)

- b) Discussion re: Structure of the Lake Huron Regional Conservation Authority & Guiding Principles for Transition Plan: Report #29-2026

Report #29-2026 was presented and the following motion was made:

Motion FA #56-26

Moved by: Alison Lobb

Seconded by: Alvin McLellan

THAT Report #29-2026 be accepted.
(carried)

- c) Minister's Directive to Conservation Authorities: Report #30-2026

Report #30-2026 was presented and the following motion was made:

Motion FA #57-26

Moved by: Matt Duncan

Seconded by: Evan Hickey

THAT Report #30-2026 be accepted.
(carried)

d) Appointment of Provincial Offences Officers: Report #31-2026

Report #31-2026 was presented and the following motion was made:

Motion FA #58-26

Moved by: Anita van Hittersum

Seconded by: Sharen Zinn

THAT the following staff members be appointed as Provincial Offences Officers for the purposes of carrying out the enforcement activities pursuant to Ontario Regulation 688/21 - Rules of Conduct in Conservation Areas made under the Conservation Authorities Act and to Section 29 of the Conservation Authorities Act as well as the Trespass to Property Act.

Jason Moir – Park Superintendent/ Provincial Offences Officer

Barry Skinn – Assistant Superintendent/ Provincial Offences Officer

Drew Goff – Park Maintenance Technician/ Provincial Offences Officer;

AND THAT the following staff member be appointed as Provincial Offences Officer for the purposes of carrying out the enforcement activities pursuant to Ontario Regulation 41/24 made under the Conservation Authorities Act and to Section 28 of the Conservation Authorities Act 3

Manuela De Medieros – Environmental Planner / Provincial Offences Officer;

AND FURTHER THAT the following staff members be appointed as Park Patrol Officers for the purposes of carrying out monitoring compliance activities pursuant to Ontario Regulation 688/21 - Rules of Conduct in Conservation Areas made under the Conservation Authorities Act and to Section 29 of the Conservation Authorities Act as well as the Trespass to Property Act.

Olivia Decker – Park Attendant Maintenance/ Patrol

Anneka Decker – Maintenance Worker/ Patrol

(carried)

6. Consent Agenda

The following items were circulated to the Members for their information:

a) Revenue/Expenditure Report for March: Report #32-2026

Motion FA #59-26

Moved by: Megan Gibson

Seconded by: Vanessa McMillan

THAT Report #32-2026 along with the respective motions as outlined in those reports be approved.
(carried)

7. Chair and Member Reports

Alvin McLellan shared that the Huron Clean Water Project is winding down this year.

Sharen Zinn shared that the Municipality of Morris-Turnberry will be sending a letter to all municipalities regarding the amalgamation of Conservation Authorities.

Andrew Fournier shared that non-profits organizations which have leases with conservations authorities should apply for an extension to their lease.

Evan Hickey shared that Phil Beard, General Manager-Secretary-Treasurer and Ed McGugan, MVCA Chair, made a presentation at a recent ACW council meeting about the amalgamation of Conservation Authorities.

Ed McGugan asked for confirmation if he has the members support to continue to advocate against the amalgamation of Conservation Authorities.

8. Closed Session: Property Matter

Motion FA #60-26

Moved by: Alison Lobb

Seconded by: Anita van Hittersum

THAT the meeting be moved into a closed session at 8:32pm
(carried)

Motion FA #61-26

Moved by: Ed Podniewicz

Seconded by: Alison Lobb

THAT the meeting be moved into an open session at 8:42pm
(carried)

9. Adjournment

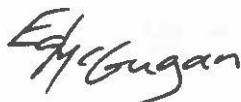
Next Meeting Date, Wednesday, June 17, 2026, at 7:00pm at the Administration Centre in Wroxeter.

Motion FA#62-26

Moved by: Sharen Zinn

Seconded by: Vanessa McMillan

THAT the Members Meeting be adjourned at 8:43pm
(carried)



Ed McGugan
Chair



Phil Beard
General Manager / Secretary-Treasurer

Corporation of The Township of Stone Mills

4504 County Road 4, Centreville, ON K0K 1N0
Tel. (613) 378-2475 Fax. (613) 378-0033
Website: www.stonemills.com



June 30, 2026

Sent Via Email Only

Hon. Todd McCarthy
Minister of the Environment, Conservation and Parks
5th Floor
777 Bay Street
Toronto, ON M7A 2J3

Dear Hon. Todd McCarthy,

Re: Resolution - Conservation Authority Consolidation and Future Funding - Morris-Turnberry

Please be advised that during the regular Council meeting of June 22, 2026, Township of Stone Mills Council passed the following motion,

Resolution 51-711-2026

Moved By Councillor Woodcock
Seconded By Councillor Milligan
Carried

That the resolution circulated by the Municipality of Morris-Turnberry be received and supported.

Sincerely,

Brandi Teeple, Township Clerk
Township of Stone Mills
4504 County Road 4
Centreville, ON, K0K 1N0
Phone: 613 378-2475 ext. 225
Email: bteeple@stonemills.com

CC (via email)

Honourable Doug Ford, Premier of Ontario
Ric Bresee, MPP, Hastings-Lennox & Addington
Honourable Julie Aviva Dabrusin, Minister of the Environment, Climate Change and Nature
Trevor Hallam, Clerk/CAO, Municipality of Morris-Turnberry

MUNICIPALITY OF MORRIS-TURNBERRY

P.O. Box 310, 41342 Morris Road, Brussels, Ontario N0G 1H0

Tel: 519-887-6137 Fax: 519-887-6424 Email: mail@morristurnberry.ca



May 20, 2026

Please be advised that during the regular Council meeting of May 19, 2026, the following resolution regarding the proposed consolidation of Ontario's Conservation Authorities and the future of funding for regional Conservation Authorities was passed by the Council of the Municipality of Morris-Turnberry.

RESOLUTION: 99-2026

DATE: May 19, 2026

MOVED BY: Deputy Mayor Freiburger

SECONDED BY: Councillor Zinn

WHEREAS the Province of Ontario has announced its intention to consolidate Ontario's 36 Conservation Authorities into 9 large regional entities;

AND WHEREAS this Council, municipalities, and Conservation Authorities across Ontario have expressed significant concerns regarding the proposed consolidation, including the absence of a demonstrated business case and a lack of evidence that consolidation will improve service delivery, efficiency, or environmental outcomes;

AND WHEREAS Conservation Authorities in Ontario were established on a watershed basis to provide locally informed, science-based management of natural resources, flooding, and erosion hazards;

AND WHEREAS the proposed consolidation will combine watersheds with significantly different characteristics, land uses, and environmental pressures into large regional entities, undermining the effectiveness of watershed-based decision-making;

AND WHEREAS Conservation Authorities play a critical role in protecting public safety through the regulation of development in areas prone to flooding and erosion, and weakening locally informed decision-making will increase risks to life and property;

AND WHEREAS the proposed governance model will reduce local municipal representation and diminish the voice of rural municipalities in decisions affecting their communities and watersheds;

AND WHEREAS there is broad concern among municipalities that the proposed changes do not reflect local priorities, knowledge, or the established partnership model between municipalities and the Province;

AND WHEREAS municipalities fund the majority of Conservation Authority operations, with provincial contributions generally representing only a small percentage ranging from approximately 2 to 8 percent, and therefore municipalities have a direct and substantial interest in the governance, structure, effectiveness, and long-term sustainability of the watershed-based Conservation Authority system;

AND WHEREAS the Province of Ontario is advancing significant structural changes to the Conservation Authority system unilaterally, despite its limited contribution to Conservation Authority operational funding and without meaningful consultation or support from the municipalities that bear primary responsibility for funding these essential local services;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Municipality of Morris-Turnberry strongly opposes the consolidation of Conservation Authorities in Ontario; and,

THAT Council affirms that locally governed, watershed-based Conservation Authorities remain the most effective model for protecting natural resources, managing natural hazards, and supporting safe, sustainable development in Ontario; and,

THAT Council calls upon the Province of Ontario to immediately halt the proposed consolidation process and recommit to strengthening the existing watershed-based Conservation Authority system, including through the provision of appropriate provincial funding, enhanced municipal collaboration and support, and improved communication and coordination among Conservation Authorities to advance more efficient permitting and greater standardization of systems and processes; and,

THAT if the Province proceeds with the consolidation without addressing the concerns of municipalities, Council will direct staff to review all available options with respect to the potential withholding or reallocation of municipal funding to any restructured regional Conservation Authority model; and,

THAT this resolution be circulated to the Office of the Premier of Ontario, the Honourable Minister of the Environment, Conservation and Parks, the Maitland Valley Conservation Authority, the Saugeen Valley Conservation Authority, the Honourable Lisa Thompson, the Association of Municipalities of Ontario, Minister of the Environment, Climate Change and Nature, Member of Parliament Ben Lobb, and all Ontario municipalities for their consideration and support.

CARRIED.

Thank you,



Trevor Hallam
CAO/Clerk
Municipality of Morris-Turnberry

June 25, 2026

Via Email

The Honourable Doug Ford
Premier of Ontario
premier@ontario.ca

Re: Review of the Ontario Land Tribunal and Enhancing Deference to Municipal Planning Decisions

Please be advised that at its meeting held on June 22, 2026, the Council of the Town of Whitby adopted the following as Resolution # 166-26:

Whereas local councils are elected by residents to make planning decisions that reflect the needs and priorities of their communities;

Whereas municipalities rely on extensive public consultation, professional planning advice, engineering studies, and technical reports when making land-use decisions;

Whereas the Ontario Land Tribunal (OLT) has the authority to overturn municipal planning decisions, often requiring municipalities to spend significant taxpayer dollars defending decisions that have already undergone a thorough local review process;

Whereas lengthy and costly appeals can delay housing projects, consume municipal resources, and reduce the ability of municipalities to focus on delivering services to residents; and,

Whereas local governments should have greater certainty and authority when decisions are consistent with approved Official Plans, provincial policies, and sound planning principles.

Now Therefore be it Resolved:

1. That the Government of Ontario be requested to review the role and mandate of the Ontario Land Tribunal to ensure greater respect for municipal planning decisions that are supported by evidence, public consultation, and approved planning policies;

2. That the Province consider amendments to the Planning Act and Ontario Land Tribunal Act to provide stronger deference to municipal decisions that align with provincial planning frameworks and Official Plans;
3. That the Province improve transparency and accountability within the Ontario Land Tribunal by requiring clear and detailed reasoning when municipal decisions are overturned;
4. That the Province explore measures to reduce the financial burden on municipalities defending planning decisions before the OLT, helping to protect taxpayer dollars and improve the efficiency of the planning process; and,
5. That Staff be directed to circulate this resolution to the Premier of Ontario, the Minister of Municipal Affairs and Housing, Local Members of Provincial Parliament, the Association of Municipalities of Ontario (AMO), and all Ontario municipalities for consideration and support.

Should you require further information, please do not hesitate to contact the Office of the Town Clerk at 905-430-4300.



Kathryn Douglas
Supervisor, Legislative Services
clerk@whitby.ca

Copy: C. Harris, Director of Legislative Services/Town Clerk - clerk@whitby.ca

The Honourable Rob Flack, Minister of Municipal Affairs and Housing - minister.mah@ontario.ca
Peter Bethlenfalvy, MPP, Pickering-Uxbridge - peter.bethlenfalvy@pc.ola.org
Lorne Coe, MPP, Whitby - lorne.coe@pc.ola.org
Jennifer K. French, MPP, Oshawa - jfrench-co@ndp.on.ca
Todd J. McCarthy, MPP, Durham - todd.mccarthy@pc.ola.org
Rob Cerjanec, MPP, Ajax - rcerjanec.mpp.co@liberal.ola.org
Laurie Scott, MPP, Haliburton-Kawartha Lakes-Brock - laurie.scott@pc.ola.org
Robin Jones, President, Association of Municipalities of Ontario - amopresident@amo.on.ca
All Ontario Municipalities



Annette Groves
Mayor

July 2, 2026

Sent via E-Mail: sylvia.jones@pc.ola.org

Honourable Sylvia Jones, Deputy Premier
Constituency Office
Suite A, 3rd Floor
180 Broadway Ave.
Orangeville, ON L9W 1K3

Dear Deputy Premier Jones,

RE: Motion for Provincial Support, Funding and Coordinated Plans to Combat Tick Borne Diseases

I am writing to advise that at the Town Council meeting held on June 23, 2026, Council adopted a motion regarding requesting support to combat tick borne diseases.

The resolution reads as follows:

Whereas the prevalence of ticks, including those known to carry Lyme disease, and other Vector borne diseases have increased across Ontario;

Whereas Lyme disease diagnoses have increased by 27% in 2024 to 2369 (Public Health Agency of Canada, PHAC);

Whereas residents across Caledon have registered growing concerns about public health risks associated with tick exposure in parks, trails and residential areas;

Whereas municipalities have limited jurisdiction and resources to effectively manage tick populations on a broad ecological scale;

Whereas the Government of Ontario is responsible for public health policy, environmental management and vector-borne disease prevention and detection;

Therefore, be it resolved that:

Caledon Town Council formally requests that the Government of Ontario investigate and implement measures to reduce burgeoning tick populations and to mitigate their associated public health risks; and

THE CORPORATION OF THE TOWN OF CALEDON

6311 Old Church Road, Caledon East, Caledon, ON, Canada L7C 1J6
T. 905.584.2272 | 1.888.225.3366 | F. 905.584.1444 | www.caledon.ca | annette.groves@caledon.ca

That such measures may include safe and effective tick control methods, public education campaigns and coordinated regional strategies; and

That the Province consider increased funding and support for local public health units to address tick-borne disease prevention; and

That a copy of this motion be sent to Minister of Health, Sylvia Jones, Chief Medical Officer of Health, Kiernan Moore, Minister of the Environment, Conservation and Parks, Todd McCarthy, Peel Public Health, the Toronto and Region Conservation Authority (TRCA), the Credit Valley Conservation (CVC), the Association of Municipalities of Ontario (AMO) and all 444 municipalities across Ontario.

For more information regarding this request, please contact the undersigned by email to mayor@caledon.ca or by phone at 905.584.2272 ext. 4155.

Thank you for your attention to this matter.

Sincerely,



Mayor Annette Groves

CC:

Chief Medical Officer of Health Kieran.Moore@ontario.ca

Minister of the Environment, Conservation and Parks minister.mecp@ontario.ca

Peel Public Health info@peelregion.ca

Toronto and Region Conservation Authority (TRCA) info@trca.ca

Credit Valley Conservation (CVC) foundation@cvc.ca

Association of Municipalities of Ontario (AMO) resolutions@amo.on.ca

444 municipalities across Ontario

THE CORPORATION OF THE TOWN OF CALEDON

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Tuesday, June 30, 2026

The Honourable Doug Ford
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1
premier@ontario.ca

Re: Resuming Ontario's Property Assessment Cycle

Dear Premier Ford:

At its regular meeting of June 12, 2026, the Western Ontario Wardens' Caucus adopted the following motion in support of the Township of Zorra's resolution to return to the municipal assessment cycle.

#9: Moved by L. Post, seconded by A. Matrosovs:

"**THAT** items of correspondence 7 (a) to (o) be received and the Caucus agrees to preparing a resolution supporting the Township of Zorra, Property Assessment Cycle dated May 20, 2026 and forwarding to the 117 municipalities in Western Ontario, that being correspondence 7 (k).

Carried.

Yours sincerely,

A handwritten signature in dark ink that reads "Marcus Ryan". The signature is fluid and cursive, with the first name "Marcus" and last name "Ryan" clearly distinguishable.

Marcus Ryan
Chair, Western Ontario Wardens' Caucus

cc. Hon. Doug Ford, Premier of Ontario
Hon. Peter Bethlenfalvy, Minister of Finance
Hon. Rob Flack, Minister of Municipal Affairs and Housing
Municipal Property Assessment Corporation
Association of Municipalities of Ontario
Western Ontario municipalities, and
Western Ontario Members of Provincial Parliament

Western Ontario Wardens' Caucus Resolution: Resuming Ontario's Property Assessment Cycle

WHEREAS the Western Ontario Wardens' Caucus (WOWC) represents fifteen upper- and single-tier municipalities across Western Ontario, advocating for fair, sustainable, and predictable municipal funding and taxation policies that support economic growth and strong rural communities; and

WHEREAS Ontario's property assessment system has not undergone a province-wide reassessment in more than a decade, resulting in assessed values that no longer reflect current market conditions and creating increasing inequities among residential, commercial, industrial, agricultural, and multi-residential property classes; and

WHEREAS a modern, predictable, and transparent assessment system is fundamental to maintaining confidence in Ontario's property tax system, supporting sound municipal financial planning, and ensuring taxpayers are treated fairly; and

WHEREAS outdated property assessments create uncertainty for municipalities, businesses, investors, and property owners, potentially discouraging investment, distorting development decisions, and placing disproportionate tax burdens on certain sectors, including small businesses and rural communities; and

WHEREAS regular reassessments are intended to redistribute tax burdens fairly based on current property values and are revenue neutral to municipalities, ensuring fairness rather than increasing municipal revenues; and

WHEREAS Western Ontario municipalities rely on an equitable property assessment system to support long-term infrastructure planning, housing development, economic competitiveness, and responsible municipal governance; and

WHEREAS municipalities, business organizations, tourism associations, and property owners across Ontario have called upon the Province to restore a regular and predictable property assessment cycle;

NOW THEREFORE BE IT RESOLVED THAT the Western Ontario Wardens' Caucus calls upon the Government of Ontario, the Minister of Finance, and the Municipal Property Assessment Corporation to promptly resume a regular, predictable province-wide property assessment cycle that reflects current market conditions and restores fairness and transparency to Ontario's property tax system; and

BE IT FURTHER RESOLVED THAT the Government of Ontario work collaboratively with municipalities, business stakeholders, and property owners to develop an implementation plan that provides municipalities with sufficient notice, public education, and transition supports to ensure a fair and orderly return to regular reassessments; and

BE IT FURTHER RESOLVED THAT copies of this resolution be forwarded to the Hon. Doug Ford, Premier of Ontario; Hon. Peter Bethlenfalvy, Minister of Finance; Hon. Rob Flack, Minister of Municipal Affairs and Housing; Municipal Property Assessment Corporation, Association of Municipalities of Ontario, all Western Ontario municipalities, and Western Ontario Members of Provincial Parliament for their consideration and support.

Municipal Office Hours

Monday – Friday
8:30 a.m. to 4:30 p.m.
Saturday and Sunday Closed

Building & By-law

Building permit applications and supporting documents can be submitted by dropping them off at the Municipal Office or by e-mailing klivingston@morristurnberry.ca

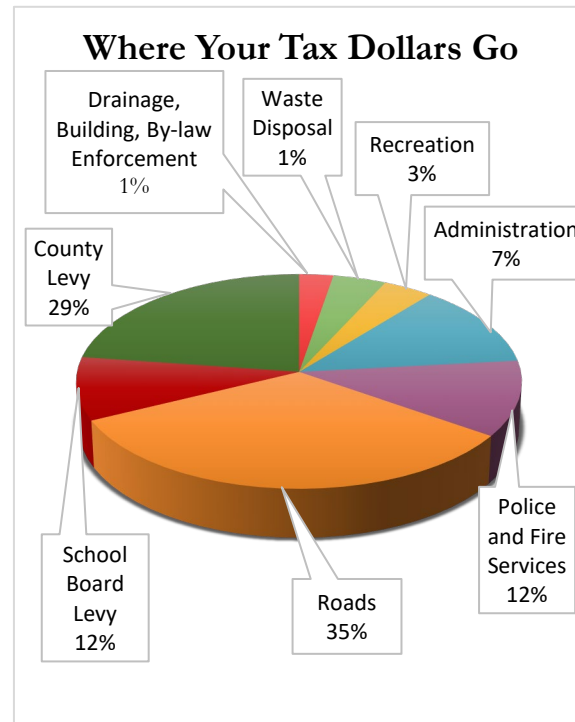
To report a By-law complaint or for questions regarding building, drainage, property standards or by-law enforcement, contact 519-887-6137 ext. 222 or email klivingston@morristurnberry.ca

Waste Collection

Fall Yard Waste Collection will be on Tuesday October 13th and Monday November 2nd. Please see our website or Facebook page for more information.

Information and Publications

The 2025 Financial Statements are available for review upon request at the municipal office.
The 2025 Belgrave Water System Operation and Maintenance Annual Report is available to view at the municipal office.
The 2025 Asset Management Plan is available to view on the municipal website.



The above chart shows how the tax dollars collected by the Municipality are spent. It does not include money spent that is offset by user fees, application or license fees or other sources of revenue such as federal and provincial grants. The complete budget is available on the Municipality's website.

2026 Final Tax Payment Due Dates:

Thursday September 24th
and
Thursday November 26th

For property tax related questions or information please contact
ktiffin@morristurnberry.ca



MUNICIPALITY OF MORRIS-TURNBERRY

41342 Morris Road, PO Box 310,
BRUSSELS, ON N0G 1H0
519-887-6137
mail@morristurnberry.ca
www.morristurnberry.ca

Council Members

Mayor – Jamie Heffer
519-335-3635
jheffer@morristurnberry.ca

Deputy Mayor – Kevin Freiburger
519-357-4281
kfreiburger@morristurnberry.ca

Councillors:

Jamie McCallum
519-357-5642
jmccallum@morristurnberry.ca

Jodi Snell
519-492-1907
jsnell@morristurnberry.ca

Sharen Zinn
519-357-6704
szinn@morristurnberry.ca

Telephone/Internet Voting

Electors in the Municipality of Morris-Turnberry will be voting by telephone and/or internet, in the 2026 municipal election.

There will be NO paper ballot.

A Voter Information Letter will be mailed to you directly, in the month of October, providing you with a Personal Identification Number (PIN) which will allow you to vote 24 hours a day for 7 days from any telephone or any device connected to the internet.

If access to a telephone or internet connection is unavailable to you, a Voter Help Centre will be provided by your municipality with telephone and internet access during the voting period. Contact your municipality for Voter Help Centre locations and dates and times of operation. Proof of identity and residence is required in the following instances:

- when adding or deleting your name from the Voters' List
- when correcting your information on the Voters' List
- when re-issuing, activating or deactivating a PIN
- when swearing an oath

Who Can Vote

A person is entitled to vote in a municipal election if he or she on voting day:

- resides in the local municipality, or is the owner or tenant of land in the municipality, or the spouse of such owner or tenant; and
- is a Canadian citizen, and
- is at least 18 years old, and
- is not prohibited from voting under the Municipal Elections Act, 1996 or otherwise prohibited by law.

Notice to Morris-Turnberry Electors

Municipal Offices for which a person may be nominated:

MAYOR – One (1) seat available

COUNCILLORS – Four (4) seats available

The voting period will be from **Tuesday October 13, 2026 until Election Day – Monday October 26, 2026 at 8:00 p.m.**

See the Municipal website for more information or contact the office at 519-887-6137 Ext. 224 or email vote@morristurnberry.ca

Tax Payments

Payments can be made at most banks, telephone/internet banking, e-transfer to payments@morristurnberry.ca or in person at the Municipal Office by cash, cheque, and debit. Cheques may also be mailed to:
PO Box 310, 41342 Morris Rd Brussels, ON N0G 1H0

Contact the municipal office to set up pre-authorized monthly or installment payments.

For convenience there is a drop box located at the front door of the municipal office.

Property Tax Payment Reminder

When paying taxes for multiple properties, please ensure that each payment is made separately using the roll number specific to each property.

Penalty of 1.25% will be added on the 1st day of default and the 1st day of each month thereafter to any outstanding accounts.

Landfill

The Municipal landfill is located at 85047 Clyde Line. Opening hours are:
Wednesdays 10:00 a.m. – 3:00 p.m.
Saturdays 9:00 a.m. – 3:00 p.m.

Snow Removal

During the winter months please wait until after the plow has passed your house to put your Curbside wheelie bins out.

If you must put them out before the plow has passed, please place them at the end of your driveway behind the front edge of the snow bank. The above will allow our plow operators to do a better and safer job, which is in everyone's best interests.

- Do not deposit snow on the roadway.
- Do not push snow across the roadway.
- Do not park where your vehicle interferes with snow removal.

Never leave or abandon anything within the right-of-way (usually 33' of the center of the road) that could be damaged by or cause damage to a snow plow or other vehicles.

If you need to abandon your vehicle on the right-of-way, call the OPP and the after hours number at 519-357-8437.

Public Works

The Municipality of Morris-Turnberry requires Entrance Permits for the creation of, or any modification to, an entrance. The only exception is placing crushed maintenance gravel. Contact the Public Works Department for permits and details.

Outstanding Action Items
Open Session

July 21

Meeting Date	Action Item	Action By	Current Status	Next Step
February 17, 2026	Maitland Granite Grant Applications	CAO	Application denied.	Information shared with Council as Correspondence on July 21 Agenda
May 5, 2026	Bluevale Community Committee Requests	CAO	Information regarding permanent liquor licensing, the implications of a well at Pioneer Park, and the feasibility of a new pavillion are being investigated by staff	Report to Council with information once complete.



CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 38-2026

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 21, 2026.

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

AND WHEREAS Section 5 (3) of the *Municipal Act 2001, S.O. 2001, c. 25* provides that a municipal power, including a municipality's capacity, rights, powers and privileges under Section 9, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Municipality of Morris-Turnberry for the July 21, 2026, meeting be confirmed and adopted by By-law;

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

1. The action of the Council of the Corporation of the Municipality of Morris-Turnberry at its meeting held on July 21, 2026, 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, July 21, 2026

Read a THIRD time and FINALLY PASSED, July 21, 2026

Mayor, Jamie Heffer

Clerk, Trevor Hallam