



MUNICIPALITY OF MORRIS-TURNBERRY

COUNCIL AGENDA

Tuesday, October 7, 2025, 7:30 pm

The Council of the Municipality of Morris-Turnberry will meet in Council Chambers in regular session on October 7, 2025, at 7:30 pm.

1.0 CALL TO ORDER

Disclosure of recording equipment.

2.0 ADOPTION OF AGENDA

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the agenda for the meeting of October 7, 2025, as amended.

~

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 September 16, 2025, Council Meeting Minutes as written.

~

5.0 ACCOUNTS

*Moved by ~
Seconded by ~*

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

~

6.0 PUBLIC MEETINGS AND DEPUTATIONS

None.

7.0 STAFF REPORTS

7.1 TREASURER

7.1.1 Belgrave Water System – Collection of deferred capital costs and 15-year financing update

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

7.2 CLERK

7.2.1 Lowertown Community-Level Monitoring-Based Sewage Impact Assessment

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

7.3 FIRE DEPARTMENT

7.3.1 North Huron Fire Department

A report has been prepared by North Huron Fire Chief Chad Kregar regarding the department's activities for August.

8.0 **BUSINESS**

8.1 COUNCIL MEETING DATES 2026

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

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby approves the proposed meeting date schedule for 2026 as presented.

~

8.2 CONFERENCES 2026

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

*Moved by ~
Seconded by ~*

*THAT the Council of the Municipality of Morris-Turnberry hereby approves the attendance of the following members of Council at the following Conferences:
(Councillor) – (Conference Name)*

~

8.3 MUNICIPAL BRANDING UPDATE

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

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby directs staff to initiate the process of updating the Municipality of Morris-Turnberry's corporate branding and logo, and to prepare a plan and budget for design and implementation for Council's consideration.

~

9.0 **COUNCIL REPORTS**

Kevin Freiburger

Jamie McCallum

Sharen Zinn

Jodi Snell

Jamie Heffer

10.0 CORRESPONDENCE, MINUTES, ITEMS FOR INFORMATION

- 10.1 Correspondence – Best Management Practices in Drainage – Huron Clean Water Project
- 10.2 Correspondence – Retirement Announcement, Phil Beard – MVCA
- 10.3 Correspondence – OPP Cost Recovery Model – Solicitor General
- 10.4 Minutes – MVCA Board – June 2025
- 10.5 Minutes – SVCA Board – July 2025
- 10.6 Minutes – Huron OPP Detachment Board – June 2025
- 10.7 Monthly Report – Belgrave Water – August 2025
- 10.8 Resolution – E-Billing - City of Kitchener

11.0 ITEMS FOR A FUTURE AGENDA

12.0 BY-LAWS AND AGREEMENTS

None.

13.0 CLOSED SESSION

- 13.1 Enter closed session.

*Moved by ~
Seconded by ~*

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

- a) Section 239 (2) (b) regarding personal matters about an identifiable individual;*
- b) Section 239 (2) (c) regarding a proposed disposition of land by the municipality;*

~

- 13.2 Return to open session.

*Moved by ~
Seconded by ~*

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

~

- 13.3 Report and Action from Closed Session.

14.0 CONFIRMING BY-LAW

*Moved by ~
Seconded by ~*

THAT leave be given to introduce By-Law 50-2025, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on October 7, 2025, and that it now be read severally a first, second, and third time, and finally passed.

~

15.0 ADJOURNMENT

*Moved by ~
Seconded by ~*

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

~

NEXT MEETINGS:

Regular Meeting of Council – Tuesday, October 21, 2025, 7:30 pm
Regular Meeting of Council – Tuesday, November 4, 2025, 7:30 pm

5.0 ACCOUNTS

Motion 198-2025

*Moved by Jodi Snell
Seconded by Kevin Freiburger*

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

Carried.

6.0 PUBLIC MEETINGS AND DEPUTATIONS

None.

7.0 STAFF REPORTS

7.1 BY- LAW ENFORCEMENT

7.1.1 By-Law Enforcement Activities – July and August 2025

A report prepared by CBO/By-Law Enforcement Officer Kirk Livingston regarding by-law enforcement activities for July and August was provided.

7.2 BUILDING

7.2.1 Building Department Activities – July and August 2025

A report prepared by CBO/By-Law Enforcement Officer Kirk Livingston regarding building department activities for July and August was provided.

7.3 FIRE DEPARTMENT

7.3.1 North Huron Fire Department

A report prepared by North Huron Fire Chief Chad Kregar regarding the department's activities for July was provided.

8.0 BUSINESS

8.1 Purchase of Pioneer Park from Maitland Valley Conservation Authority

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

Councillor McCallum noted that acquiring the park was to the benefit of the Municipality, community in Bluevale, and the Conservation Authority alike.

Mayor Heffer requested that staff express Council's appreciation to the Conservation Authority for the opportunity to acquire this property.

Motion 199-2025

*Moved by Jamie McCallum
Seconded by Sharen Zinn*

THAT leave be given to introduce By-Law 48-2025, being a by-law to authorize the purchase of Pioneer Park from the Maitland Valley Conservation Authority, and that it now be read severally a first, second, and third time, and finally passed.

Carried.

9.0 COUNCIL REPORTS

Kevin Freiburger

September 3rd attended a meeting of the Bluevale Community Committee.

Jamie McCallum

September 15th attended a meeting of the Belmore Community Centre Board.

Sharen Zinn

September 10th attended a meeting of the Community Safety and Wellbeing oversight committee.

Jodi Snell

Was unable to attend a meeting of the Wingham and Area Health Professionals Recruitment Committee the previous week.

Jamie Heffer

Attended the opening ceremonies for the Huron County Threshers Reunion on September 5th, and the Belgrave Fair September 10th.

10.0 CORRESPONDENCE, MINUTES, ITEMS FOR INFORMATION

10.1 AMDSB Meeting Highlights – September 9

10.2 Staff Recognition – Greg Nicholson – AORS Provincial Truck Rodeo

Mayor Heffer and Councillor Zinn recognized Greg Nicholson for his achievements and wished him the best at the Provincial Truck Rodeo.

11.0 ITEMS FOR A FUTURE AGENDA

None.

12.0 BY-LAWS AND AGREEMENTS

12.1 Arbuckle and Congram Municipal Drain

The appeal period for the decision of the Court of Revision for the Arbuckle and Congram Municipal Drain having passed, By-Law 33 -2025 was returned for a third and final reading.

Motion 200-2025

Moved by Sharen Zinn

Seconded by Jamie McCallum

THAT leave be given to introduce By-Law 33-2025, being a by-law to adopt an engineer's report for the improvement of drainage works in the Municipality of Morris-Turnberry, and that it now be read a third time and finally passed.

Carried.

12.2 Appoint Auditor

At the September 2nd meeting staff were directed to return a by-law appointing Seebach and Company as the Municipality's Auditor for 2025 and 2026. By-Law 41-2025 was presented for consideration.

Motion 201-2025

Moved by Jamie McCallum

Seconded by Kevin Freiburger

THAT leave be given to introduce By-Law 41-2025, being a by-law to appoint an Auditor for the Municipality of Morris-Turnberry, and that it now be read severally a first, second, and third time, and finally passed.

Carried.

12.3 Disposal of Lanes – Plan 100 Brussels

At the May 20th meeting, Council directed staff to return by-laws disposing of certain roads and lanes in Plan 100, Brussels, for consideration as required. By-laws 42 to 47 were provided for that purpose, as was a plan showing the parcels addressed by each by-law for clarification.

Motion 202-2025

*Moved by Sharen Zinn
Seconded by Kevin Freiburger*

THAT leave be given to introduce By-Law 42-2025, being a by-law to authorize the sale and disposition of Part 4, 22R1182, Plan 100, Brussels in the Municipality of Morris-Turnberry, and that it now be read severally a first, second, and third time, and finally passed.

Carried.

Motion 203-2025

*Moved by Jodi Snell
Seconded by Sharen Zinn*

THAT leave be given to introduce By-Law 43-2025, being a by-law to authorize the sale and disposition of Part 5, 22R1182, Plan 100, Brussels in the Municipality of Morris-Turnberry, and that it now be read severally a first, second, and third time, and finally passed.

Carried.

Motion 204-2025

*Moved by Jamie McCallum
Seconded by Kevin Freiburger*

THAT leave be given to introduce By-Law 44-2025, being a by-law to authorize the sale and disposition of Part 1, 22R7518, Plan 100, Brussels in the Municipality of Morris-Turnberry, and that it now be read severally a first, second, and third time, and finally passed.

Carried.

Motion 205-2025

*Moved by Jodi Snell
Seconded by Sharen Zinn*

THAT leave be given to introduce By-Law 45-2025, being a by-law to authorize the sale and disposition of Part 2, 22R7518 and Part 16, 22R7453, Plan 100, Brussels in the Municipality of Morris-Turnberry, and that it now be read severally a first, second, and third time, and finally passed.

Carried.

Motion 206-2025

*Moved by Jodi Snell
Seconded by Jamie McCallum*

THAT leave be given to introduce By-Law 46-2025, being a by-law to authorize the sale and disposition of Part 4, 22R7518, Plan 100, Brussels in the Municipality of Morris-Turnberry, and that it now be read severally a first, second, and third time, and finally passed.

Carried.

Motion 207-2025

*Moved by Jodi Snell
Seconded by Sharen Zinn*

THAT leave be given to introduce By-Law 47-2025, being a by-law to authorize the sale and disposition of Part 6, 22R7518 and Part 17, 22R7453, Plan 100, Brussels in the Municipality of Morris-Turnberry, and that it now be read severally a first, second, and third time, and finally passed.

Carried.

13.0 CLOSED SESSION

13.1 Enter closed session.

Motion 208-2025

*Moved by Jamie McCallum
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris-Turnberry enter a closed session at 7:46 p.m., with the CAO/Clerk remaining in attendance, for the purpose of discussing confidential matters pursuant to the following sections of the Municipal Act:

- a) Section 239 (2) (k) regarding negotiations to be carried on by the municipality;*

Carried.

13.2 Return to open session.

Motion 209-2025

*Moved by Sharen Zinn
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris-Turnberry rise from a closed session at 8:06 p.m.

Carried.

13.3 Report and Action from Closed Session.

Council received information regarding negotiations carried on with a neighbouring municipality regarding a recreational facility.

14.0 CONFIRMING BY-LAW

Motion 210-2025

*Moved by Kevin Freiburger
Seconded by Jodi Snell*

THAT leave be given to introduce By-Law 49-2025, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on September 16, 2025, and that it now be read severally a first, second, and third time, and finally passed.

Carried.

15.0 **ADJOURNMENT**

Motion 211-2025

*Moved by Jamie McCallum
Seconded by Kevin Freiburger*

*THAT the Council of the Municipality of Morris-Turnberry does
now adjourn at 8:07 pm.*

Carried.

NEXT MEETINGS:

Regular Meeting of Council – Tuesday, October 7, 2025, 7:30 pm
Regular Meeting of Council – Tuesday, October 21, 2025, 7:30 pm

Mayor, Jamie Heffer

Clerk, Trevor Hallam

Municipality of Morris-Turnberry
Account List for

October 7 2025

General

Bell Canada	Emergency Lines	130.78
Bell Canada	Morris Office	499.91
Bell Mobility	Cell Phone	25.07
Telizon	Long Distance Phone	1.67
Tuckersmith Communications	Office Internet	180.80
Huron Clean	Office Cleaning	401.64
Enbridge	Morris Office	13.79
Donnelly Murphy	Legal	808.00
MTE Ontario Land Surveyors	Lane Closure Costs	1,695.00
Township of North Huron	Water Billings	3,949.00
Township of North Huron	August Fire Calls	1,472.64
Josh Bruton	Coyote Bounty	300.00
Randy Scott	Livestock Evaluation x2	287.42
Margaret Speer	Wedding Solemnizations	300.00
Rebecca Schlosser	Wedding Solemnizations	600.00
Huron Construction Building Contractors Inc.	Bluevale Hall Roof Repair	28,916.70
WSIB	WSIB - September 2025	1,234.96
Minister of Finance	EHT - September 2025	841.39

Payroll

September 24 2025	Payroll	22,410.14
	Expenses	640.14

General Total 64,709.05

Building Department

Bell Mobility	Cell Phone	59.76
Leslie Motors	Vehicle Repair	1,030.05
WSIB	WSIB - September 2025	274.59
Minister of Finance	EHT - September 2025	173.29

Payroll

September 24 2025	Payroll	4,944.81
	Expenses	-

Building Department Total 6,482.50

Property Standards

Keppelcreek	Bylaw Enforcement - August	1,853.99
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Property Standards Total 1,853.99

Drainage

Hydro One	Hopper Pump	35.15
KMM Farm Drainage	Hanna Municipal Drain	1,551.49
Headway Engineering	Arbuckle Municipal Drain	1,683.70
Robinson Farm Drainage	Grant Municipal Drain	10,923.22

Drainage Total 14,193.56

Parks & Cemeteries

Parks & Cemeteries Total -

Belgrave Water

Hydro One	Humphrey Well	41.09
Bell Canada	Belgrave Water	177.05
Rogers	Belgrave Water & Humphrey Well	203.38
Hay Communications	Belgrave Water	22.60
Veolia Water	August Operations	7,432.97

Belgrave Water Total 7,877.09

Landfill

Bell Mobility	Cell Phone	8.91
Jayden's Mechanical	Appliance Freon Removal	3,881.38

Landfill Total 3,881.38 **3,890.29**

Roads

Bell Canada	Morris Shop	130.79
Bell Canada	Turnberry Shop	249.95
Bell Mobility	Cell Phones	59.05
HuronTel	Turnberry Shop Internet	66.56
Enbridge	Morris Shop	27.57
Enbridge	Turnberry Shop	43.14
Go Evo Inc.	Annual MESH License	10,170.00
Radar Auto Parts	Shop Supplies	47.57
Valley Blades Limited	Grader Blades for 13-03 & 10-25 Graders	3,815.40
Huron Tractor	Air & Oil Filters for Graders & Backhoes	1,488.60
Speedy Glass	Repair for 19-06 Tandem	616.98
Joe Kerr Ltd.	Repair for 19-06 Tandem	786.13
Altruck International Truck Centre	Parts for 16-05 & 19-06 Tandems	1,038.34
Leslie Motors	Repair for 22-14 Pickup	434.01
MRC Systems Inc.	Radio Installation for 25-10 Backhoe	995.26
Elvaan Equipment Solutions	Parts for 19-19 Brusher	1,056.55
New-Lift Hydraulics Ltd.	Parts for 19-19 Brusher	101.70
Maitland Welding & Machining	Part for 13-03 Grader	28.97
BM Ross & Associates	T100 - Willit Bridge, Salem Rd	445.45
Artech Signs & Graphics Ltd	Roadsigns	567.26
Armtec Inc.	C-Line Culvert Replacements	9,497.74
Sepoy Trade Solutions	Streetlight Repair	231.36
Municipality of Morris-Turnberry	Turnberry Shop Water	63.80
WSIB	WSIB - September 2025	1,486.08
Minister of Finance	EHT - September 2025	937.82

Payroll

September 24 2025	Payroll	26,695.88
	Expenses	435.28

Roads Total 61,517.24 **61,517.24**

Account Total **160,523.72**

Approved By Council:

October 7 2025

Mayor - Jamie Heffer

Treasurer- Sean Brophy

MUNICIPALITY OF MORRIS-TURNBERRY

REPORT TO COUNCIL

TO: Mayor and Council

PREPARED BY: Sean Brophy, Treasurer

DATE: October 7, 2025

SUBJECT: Belgrave Water Capital Charges – Year 15 Update

RECOMMENDATION

For Council's information

BACKGROUND

In 2010, construction of the Belgrave Water System was completed.

In 2011, Council passed Bylaw No. 31-2011 which allocated the system's final capital costs among the properties that benefit from the system within the Hamlet of Belgrave.

Owners of connected properties were given two options for financing the assigned costs:

- Pay the capital cost in full immediately.
- Finance the capital cost over a 30-year period.

Owners of unconnected properties were given three options for financing the assigned costs:

- Pay the capital cost in full immediately.
- Finance the capital cost over a 30-year period.
- Defer capital and interest payments for up to 15 years, with the balance due by 2040.

If a property is connected to the system, the deferred capital charge and interest must be:

- Paid in full immediately.
- Finance the deferred cost over the remaining years, with balance paid in full by 2040.

2025 was the 15th and final year of deferment.

Beginning in 2026, those unconnected properties that chose to defer payment must begin to pay the deferred capital and interest charges with the balance to be paid in full by 2040.

COMMENTS

Deferred Properties

In 2011 there was a total of 49 deferred properties. Over time, some property owners connected to the water system and paid in full or began making payments towards the outstanding charges. Similarly, some outstanding balances were paid at the time of property sale. As a result, there are only 17 remaining properties that have deferred capital and interest payments.

Staff have prepared notification letters and payment schedules for the 17 remaining properties. The notifications are scheduled to be mailed in October 2025. This will provide an opportunity for the impacted property owners to prepare for the upcoming charge that will be applied to their property tax bill or to make alternate financing arrangements.

A template of the notification letter and accompanying payment schedule is attached for Council's information.

Financed Properties

Staff have also prepared an updated letter and payment schedule for distribution to the 65 property owners who are currently financing their property's capital charge. These letters are intended to provide an update on the current outstanding capital balance and upcoming payments until 2040.

Due to the number of properties, these notifications are planned to be mailed at a later date.

Ongoing Notification

Going forward, staff recommend the update letters be distributed to all financing properties every five years. This would require the letters to be updated and redistributed in 2030 and 2035.

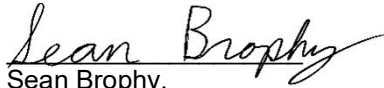
ATTACHMENTS

Deferred Property - Notification Letter & Payment Schedule Templates
Financing Property – Notification Letter & Payment Schedule Templates

OTHERS CONSULTED

Trevor Hallam, CAO/Clerk
Kelly Tiffin, Tax Collector

Respectfully submitted,

A handwritten signature in black ink, reading "Sean Brophy". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Sean Brophy,
Treasurer

Property Owner Name
Property Owner Name 2
Address 1
Address 2
Belgrave, ON N0G 1E0

October 10, 2025

RE: Belgrave Water Payment Schedule

In 2010, the Municipality of Morris-Turnberry completed construction of the Belgrave Water System, providing potable water to properties in Belgrave through a centralized, municipally operated system.

In June 2011, Council passed Bylaw No. 31-2011, which allocated the system's final capital costs by dividing them equally among the properties that benefit from the system within the Hamlet of Belgrave. At that time, **\$6,974.56** was assigned to your property.

As a potential future customer, you, or the owner of your property at the time, were given three options for financing the assigned costs:

- Pay the capital cost in full immediately.
- Finance the capital cost over a 30-year period.
- Defer capital and interest payments for up to 15 years, with the balance due by 2040.

You, or the owner of your property at the time, chose to defer payments. Your property's 15th and final year of deferment was 2025.

As of August 1, 2025, the balance owing on your property is as follows:

- Deferred Capital Costs (2011) — **\$6,974.56**
- Deferred Interest (2011–2025) — **\$4,582.35**
- **Total Balance Outstanding — \$11,556.91**

Enclosed is a payment schedule that summarizes the capital and interest charges that will be added to your property's final property tax bill. Beginning in 2026, payments of **\$X,XXX.XX** will be applied annually until the balance is paid in full in 2040.

Alternatively, you may pay all or part of the outstanding balance at any time. Additional payments will either shorten the repayment term or reduce the annual amount added to your tax bill.

If you would like to review your repayment options or if you have any questions, please feel free to contact me at the municipal office.

Sean Brophy,
Treasurer
(519) 887-6137 ext 233
sbrophy@morristurnberry.ca

Municipality of Morris-Turnberry
Belgrave Water Capital Charge
Payment Schedule (2026 to 2040)

Roll Number: 4060 540 011 12345 0000
Property Address: 123 Street

Deferred Capital Charge: \$ 6,974.56
Annual Interest Rate: 4.38%

Calculation of Deferred Interest - 15 Years						
Date	Payment (\$)	Principal (\$)	Interest (\$)	Interest Deferred (\$)	Outstanding Capital Charge (\$)	Payment Type
1/8/2011	-	-	-	305.49	6,974.56	Deferred
1/8/2012	-	-	-	305.49	6,974.56	Deferred
1/8/2013	-	-	-	305.49	6,974.56	Deferred
1/8/2014	-	-	-	305.49	6,974.56	Deferred
1/8/2015	-	-	-	305.49	6,974.56	Deferred
1/8/2016	-	-	-	305.49	6,974.56	Deferred
1/8/2017	-	-	-	305.49	6,974.56	Deferred
1/8/2018	-	-	-	305.49	6,974.56	Deferred
1/8/2019	-	-	-	305.49	6,974.56	Deferred
1/8/2020	-	-	-	305.49	6,974.56	Deferred
1/8/2021	-	-	-	305.49	6,974.56	Deferred
1/8/2022	-	-	-	305.49	6,974.56	Deferred
1/8/2023	-	-	-	305.49	6,974.56	Deferred
1/8/2024	-	-	-	305.49	6,974.56	Deferred
1/8/2025	-	-	-	305.49	6,974.56	Deferred
Total Interest Deferred				4,582.35		
Deferred Capital Charge				6,974.56		
Total Outstanding Balance				\$ 11,556.91		

Payment Schedule - 2026 to 2040							
Date	Payment on Taxes (\$)	Principal (\$)	Accrued Interest (\$)	Deferred Interest (\$)	Outstanding Capital Charge (\$)	Outstanding Deferred Interest (\$)	Total Outstanding Balance (\$)
1/8/2026	949.57	338.59	305.49	305.49	6,635.97	4,276.86	10,912.83
1/8/2027	949.57	353.42	290.66	305.49	6,282.55	3,971.37	10,253.92
1/8/2028	949.57	368.90	275.18	305.49	5,913.65	3,665.88	9,579.53
1/8/2029	949.57	385.06	259.02	305.49	5,528.59	3,360.39	8,888.98
1/8/2030	949.57	401.93	242.15	305.49	5,126.66	3,054.90	8,181.56
1/8/2031	949.57	419.53	224.55	305.49	4,707.13	2,749.41	7,456.54
1/8/2032	949.57	437.91	206.17	305.49	4,269.22	2,443.92	6,713.14
1/8/2033	949.57	457.09	186.99	305.49	3,812.13	2,138.43	5,950.56
1/8/2034	949.57	477.11	166.97	305.49	3,335.02	1,832.94	5,167.96
1/8/2035	949.57	498.01	146.07	305.49	2,837.01	1,527.45	4,364.46
1/8/2036	949.57	519.82	124.26	305.49	2,317.19	1,221.96	3,539.15
1/8/2037	949.57	542.59	101.49	305.49	1,774.60	916.47	2,691.07
1/8/2038	949.57	566.35	77.73	305.49	1,208.25	610.98	1,819.23
1/8/2039	949.57	591.16	52.92	305.49	617.09	305.49	922.58
1/8/2040	949.61	617.09	27.03	305.49	-	-	-
Total	\$ 14,243.59	\$ 6,974.56	\$ 2,686.68	\$ 4,582.35			

Property Owner Name
Property Owner Name 2
Address 1
Address 2
Belgrave, ON N0G 1E0

October XX, 2025

RE: Belgrave Water Payment Schedule Update

In 2010, the Municipality of Morris-Turnberry completed construction of the Belgrave Water System, providing potable water to properties in Belgrave through a centralized, municipally operated system.

In June 2011, Council passed Bylaw No. 31-2011, which allocated the system's final capital costs by dividing them equally among the properties that benefit from the system within the Hamlet of Belgrave. At that time, \$X,XX.XX was assigned to your property.

You are currently financing your capital portion through an annual charge applied to your property's final property tax bill. Enclosed is a payment schedule summarizing these charges that have been applied to date.

No action is required at this time. This letter and the enclosed schedule are simply provided as an update on the balance currently outstanding for your property. The repayment schedule will continue as outlined until the final payment is received in 2040.

If you wish, you may pay the outstanding balance in full or in part at any time. Any additional payments will either shorten the repayment term or reduce the annual amount added to your tax bill.

If you would like to review your repayment options or have any questions, please feel free to contact me at the municipal office.

Sean Brophy,
Treasurer
(519) 887-6137 ext 233
sbrophy@morristurnberry.ca

Municipality of Morris-Turnberry
Belgrave Water Capital Charge
Payment Schedule

Property Address: 123 Street
Roll Number: 4060 540 011 12345 0000

Capital Charge: \$ 6,974.56
Annual Interest Rate 4.38%

Date	Payment	Principal	Interest	Outstanding Capital Charge	Payment Type
				6,974.56	Opening Balance
1/8/2011	422.15	116.66	305.49	6,857.90	2011 Property Taxes
1/8/2012	422.15	121.77	300.38	6,736.13	2012 Property Taxes
1/8/2013	422.15	127.11	295.04	6,609.02	2013 Property Taxes
1/8/2014	422.15	132.67	289.48	6,476.35	2014 Property Taxes
1/8/2015	422.15	138.49	283.66	6,337.86	2015 Property Taxes
1/8/2016	422.15	144.55	277.60	6,193.31	2016 Property Taxes
1/8/2017	422.15	150.88	271.27	6,042.43	2017 Property Taxes
1/8/2018	422.15	157.49	264.66	5,884.94	2018 Property Taxes
1/8/2019	422.15	164.39	257.76	5,720.55	2019 Property Taxes
1/8/2020	422.15	171.59	250.56	5,548.96	2020 Property Taxes
1/8/2021	422.15	179.11	243.04	5,369.85	2021 Property Taxes
1/8/2022	422.15	186.95	235.20	5,182.90	2022 Property Taxes
1/8/2023	422.15	195.14	227.01	4,987.76	2023 Property Taxes
1/8/2024	422.15	203.69	218.46	4,784.07	2024 Property Taxes
1/8/2025	422.15	212.61	209.54	4,571.46	2025 Property Taxes
1/8/2026	422.15	221.92	200.23	4,349.54	2026 Property Taxes
1/8/2027	422.15	231.64	190.51	4,117.90	2027 Property Taxes
1/8/2028	422.15	241.79	180.36	3,876.11	2028 Property Taxes
1/8/2029	422.15	252.38	169.77	3,623.73	2029 Property Taxes
1/8/2030	422.15	263.43	158.72	3,360.30	2030 Property Taxes
1/8/2031	422.15	274.97	147.18	3,085.33	2031 Property Taxes
1/8/2032	422.15	287.01	135.14	2,798.32	2032 Property Taxes
1/8/2033	422.15	299.58	122.57	2,498.74	2033 Property Taxes
1/8/2034	422.15	312.71	109.44	2,186.03	2034 Property Taxes
1/8/2035	422.15	326.40	95.75	1,859.63	2035 Property Taxes
1/8/2036	422.15	340.70	81.45	1,518.93	2036 Property Taxes
1/8/2037	422.15	355.62	66.53	1,163.31	2037 Property Taxes
1/8/2038	422.15	371.20	50.95	792.11	2038 Property Taxes
1/8/2039	422.15	387.46	34.69	404.65	2039 Property Taxes

Municipality of Morris-Turnberry
Belgrave Water Capital Charge
Payment Schedule

Property Address:

123 Street

Roll Number:

4060 540 011 12345 0000

Capital Charge: \$ 6,974.56

Annual Interest Rate 4.38%

1/8/2040	422.37	404.65	17.72	-	2040 Property Taxes
Total	12,664.83	6,974.67	5,690.16		

MUNICIPALITY OF MORRIS-TURNBERRY

REPORT TO COUNCIL

TO: Mayor and Council

PREPARED BY: Trevor Hallam, CAO/Clerk

DATE: October 7, 2025

SUBJECT: Final Report - Lowertown Community-Level Monitoring-Based Sewage Impact Assessment

RECOMMENDATION

That Council receive the report titled “Community-Level Monitoring-Based Sewage Impact Assessment” for information.

BACKGROUND

In 2023, Council approved the undertaking of a community-level monitoring-based sewage impact assessment in Lowertown. The goal of the assessment was to establish a baseline of current nitrate levels in Lowertown, to reduce or remove the requirement for landowners to complete an individual, site specific nitrate study in conjunction with a development application, and to provide a regional and cumulative picture of the impact of nitrates from private sewage treatment systems on groundwater in Lowertown.

In August of 2023, eight monitoring wells were installed in Lowertown. In December of 2023, an interim report was delivered to the Municipality. The initial findings were as follows:

- Groundwater flow velocity was found to be relatively slow, as the water table surface was found to be mostly below the granular upper deposits at most of the well sites, with flow occurring mostly in underlying finer silty deposits.
- Groundwater flow direction is towards the river, as expected.
- The nitrate impact downgradient of long-existing built-out areas was relatively modest in the first round of sampling.
- The nitrate impact downgradient of newer development areas was non-detectable to low, mainly due to slow groundwater flow velocity. Impact to monitoring wells downgradient of these areas may take 10's of years.

Samples were taken quarterly for the period of one year to inform a final report (attached), with monitoring to continue thereafter to maintain up to date records.

In December of 2024, the final report was provided to Municipal staff. Since that time, staff have undergone a review of the report, current and potential development in Lowertown, and have given thought to how best make use of the data provided by the report.

COMMENTS

Currently, the Morris-Turnberry Zoning By-law sets a minimum lot size for a property zoned VR1 (low density residential) on private water and septic is 4000 m² (.98 acre). For new lot creation, lot sizes may be reduced on a case-by-case basis if a landowner is able to provide a supportive, site-specific nitrate study.

This minimum lot size was established through a municipally initiated housekeeping update to the Zoning By-law in 2022. Prior to the update, the minimum lot size for the VR1 zone on private water and septic was 1850 m² (.45 acres). The increased minimum lot size was recommended by the Planning Department following a review of recent site-specific nitrate studies provided by landowners undertaking various development processes in the Lowertown area. Those studies recommended a range of lot sizes, but most were approximately double the minimum set out in the By-law. The 4000 m² (.98 acre) lot size adopted in the update reflected an average of supportable lot sizes from those reports, and was considered a temporary, conservative approach while the results of the Community Level Monitoring were pending.

Based on the results of the samples taken from the monitoring wells over the course of a year, the Final Report provides four options that offer a range of lot sizing approaches from low to higher risk.

- Option 1 is the most conservative approach and is purely theoretical. This would establish minimum lot sizes by following the Ministry Guidelines and Huron County Nitrate Terms of Reference only, not considering any of the findings from the testing and report. This would require the minimum size of new lots to increase to be at least 4300m² (1.06 acres)

- Option 2 proposes a conservative approach based on the monitoring data, suggesting an overall, average density of approximately 4000 m² (.98 acres) per lot. This may allow some lots to be smaller and some larger but would require a community wide planning approach to ensure the average is maintained, rather than the of a piecemeal approach that is now the practice.
- Option 3 allows for slightly higher density based on the actual data collected. The report shows that current nitrate levels are approximately 55% to 66% of what the theoretical levels that the Ministry Guideline provides (as in option 1), so minimum lot sizes could be prorated by this amount (4300m² as in option 1 x 0.66). This would result in a minimum lot size of approximately 2800 m² (0.7 acres).
- Option 4 again looks at the overall average lot sizes and offers an approach that considers that the report shows that current nitrate levels are about half of what the theoretical levels that the Ministry Guideline would allow. Overall average lot density for the area could be doubled, resulting in a range of lot sizes down to 2000m² (.5 acre).

With the insight provided by the Community Level Monitoring report, it is apparent that the estimation exercise in 2022 was quite accurate, and setting the minimum lot size at 4000m² was prudent. Even the highest risk option (4), that is not recommended by the author of the report, would result in lot sizes larger than those that were allowed prior to the 2022 update.

Based on the findings of the report, staff feel little urgency to adjust the current minimum lot sizing in the Zoning By-Law. It should be remembered that nitrate levels vary across Lowertown, so a standardized lot size must be acceptable in those areas that are more sensitive. Had the report shown that the current lot size was unnecessarily conservative or overly permissive (e.g. four times what could safely be allowed, or a quarter of what should be allowed) an update to the minimum lot size would have been recommended.

It is recommended instead that the Community Level Monitoring report be received for information only at this time, and that during the scheduled Official Plan review in 2026, Council consider Lowertown specific policies that are informed by the findings of the report. In the interim, it is recommended that the minimum lot size be maintained as it is. Should any landowner wish to develop their property with a lot size smaller than what is currently allowed, they still have the option of providing a site-specific nitrate study to support their proposal.

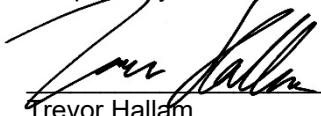
ATTACHMENTS

1. Final Report - Community-Level Monitoring-Based Sewage Impact Assessment

OTHERS CONSULTED

Geoff Rether, Professional Geoscientist, Ian D Wilson Associates Limited.
Sarah Kurtz, Planner, Huron County
Denise Van Amersfoort, Manager of Planning, Huron County

Respectfully submitted,



Trevor Hallam,
CAO/Clerk

**COMMUNITY-LEVEL MONITORING-BASED
SEWAGE IMPACT ASSESSMENT
COMMUNITY OF LOWERTOWN
MUNICIPALITY OF MORRIS-TURNBERRY**

**Prepared For:
Municipality of Morris-Turnberry**

Project 2020-29
December 10, 2024

IAN D. WILSON ASSOCIATES LIMITED
CONSULTING HYDROGEOLOGISTS

Clinton, Ontario

Telephone (519) 233-3500
Fax (519) 233-3501

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FIGURES

APPENDIX

**COMMUNITY-LEVEL MONITORING-BASED
SEWAGE IMPACT ASSESSMENT
COMMUNITY OF LOWERTOWN
MUNICIPALITY OF MORRIS-TURNBERRY**

1.0 INTRODUCTION

The Community of Lowertown is located within the northwestern periphery of the Municipality of Morris-Turnberry, generally within Lots 4 to 10, Concession B, geographic Township of Turnberry. Figure 1 shows the location and layout of the Community.

Lowertown is a privately-serviced community, with water supply provided by individual water wells and sewage disposal occurring through private subsurface sewage disposal systems.

Following completion of the October 26, 2020 Review of Hydrogeological Conditions and Constraints report for Lowertown (Wilson Associates), as directed by the Municipality a community-level, monitoring-based sewage impact assessment was initiated for Lowertown. The Municipality's main objective of the monitoring-based assessment was to develop a more comprehensive understanding of the development potential of the area using conventional septic systems, to establish a minimum lot size for Lowertown (recognizing geological conditions), and to minimize piecemeal development proposal-specific nitrate studies.

The assessment was conducted as follows:

- Installation of eight small-diameter monitoring wells, each screened to below the watertable surface, on municipally-accessible lands downgradient of portions of Lowertown that are most developed.
- Per Section 5.6.1 of Ministry of the Environment, Conservation and Parks (MECP) Procedure D-5-4 (commonly known as the nitrate guideline), four seasons of groundwater samples are to be collected from the monitoring wells, and subjected to nitrate analysis. Four seasons of monitoring are required to eliminate seasonal variation from the results.
- The actual nitrate impact from built-out portions of the community will be used to model an acceptable development density based on actual impacts under actual climate and subsurface conditions.

Eight monitoring wells were installed throughout Lowertown during September and October 2023, and monitoring well sampling events conducted October 24, 2023, February 8, 2024, May 30, 2024 and August 28, 2024. This report provides a summary of the background setting of the Community, a summary of monitoring well installation information, the results of the four rounds of monitoring well sampling, and interpretation of results. Portions of the October 26, 2020 Review of Hydrogeological Conditions and Constraints report for Lowertown are incorporated in this interim report for ease of reference.

For this report, directional references assume that north is towards North Street.

2.0 **COMMUNITY SETTING**

Lowertown is situated generally south of North Street, east of West Street, west of Arthur Street and the Maitland River, north of Amberley Road, and between Amberley Road and the Middle Maitland River.

Most of Lowertown is situated north and west of the Maitland River, where lands slope generally southward or southeastwards towards the River, with an overall relief of about 30m. According to Ontario Base Mapping, a tributary system of the Maitland River flows generally southwards through the middle of Lowertown, a smaller tributary of the Maitland River flows southwards within the southwestern portion of Lowertown, and a third small tributary of the Maitland River flows southwestwards within the northwestern portion of Lowertown, crossing West Street west of Royal Road.

The smaller portion of Lowertown situated south of the Maitland River and the Middle Maitland River slopes relatively steeply to the north towards the Maitland River and the Middle Maitland River, with an overall relief of about 10m.

The portion of Lowertown north of the Maitland River is currently relatively lightly developed, with scattered residences located along most streets, and small subdivision development situated west of Helena Street between Turnberry Street and Royal Road, and along Turnberry Street from east of Mary Street to West Street. Industrial lands are developed in the northeastern portion of Lowertown.

The portion of Lowertown situated south of the Maitland River and the Middle Maitland River is relatively more densely developed, with numerous homes fronting on Amberley Road, the Turnberry Estates Trailer Park, and small subdivision development in the vicinity of Amberley Road and Helena Street.

It is understood from County mapping that most of the northern periphery of Lowertown, north of Royal Road and east of Mary Street, as well as east of Helena Street and immediately south of Royal Road, is currently zoned industrial. Lands generally west of Mary Street, as well as pockets of land in the block between Royal Road, Mary Street, Helena Street and Turnberry Street, are zoned residential. Much of the remainder of Lowertown between the Maitland River and Royal Road, generally east of Mary Street is zoned Floodway or Floodfringe, and will be un-developable.

The portion of Lowertown south of the Maitland River is zoned residential, residential park or highway commercial, except for lowlands near the Maitland River and the Middle Maitland River.

According to information provided by the Huron County Planning & Development Department (Figure 1), recent and potential proposed residential development is situated in the northeast, east of Alice Street and Helena Street, in the southwest near Turnberry Street and Mary Street, and in the south between Amberley Road and the Maitland River.

3.0 **GEOLOGY AND HYDROGEOLOGY**

Lowertown is situated within the western periphery of the Teeswater Drumlin Field physiographic region of southern Ontario. However, the geomorphology of Lowertown is largely dominated by the Maitland and Middle Maitland Rivers, and associated floodways. According to the Ontario Geological Survey Map P.2967 "Quaternary Geology of the Wingham-Lucknow Area", the upper soils are as follows:

- Over the majority of Lowertown north of the Maitland River, the upper soils consist of glaciofluvial outwash gravel and gravelly sand, or glaciofluvial outwash sand closer to the River. Wetland areas are underlain by organic deposits.
- Within the northwestern periphery of Lowertown (i.e. north of Royal Road and west of Alice Street), the upper soils consist of ice-contact stratified drift of sand, gravel, silt or till.
- In the western half of the lands south of the Maitland River, the upper soils consist of glaciofluvial outwash gravel and gravelly sand. In the eastern half of the lands south of the Maitland River, the upper soils consist of Elma Till, a stony sandy silt to silt glacial till.

According to MECP water well records, the composition of the overburden can vary considerably throughout Lowertown. The upper granular deposits, where present, can be as much as 21m deep, however they are typically less than 10m deep. The upper granular deposits are indicated to be absent in the far north and south of Lowertown, as well as in some isolated locations within Lowertown. The upper granular deposits are most typically underlain by a fine-grained lower overburden (i.e. clay or hardpan), except in the northwestern periphery of Lowertown, where some deep overburden granular deposits are reported.

According to Ontario Geological Survey Map P. 296 "Bedrock Topography of the Lucknow-Wingham Area", the bedrock surface is relatively flat beneath the southwestern half of Lowertown at an approximate elevation of about 290m above sea level, but slopes steeply down into a buried bedrock valley beneath the northeastern half of Lowertown, to a base elevation of about 250m above sea level. Accordingly, based on Ontario Base Map land surface elevations, the overburden will range in depth between about 15m in the southwest to as much as 70m in the northeast. Based on the

depth of the Maitland River valley, there is potential for bedrock exposure on the base of the River in the southwestern periphery of Lowertown.

The bedrock beneath Lowertown consists of limestone or dolostone, with some shale, of the Detroit River Group.

Throughout Huron County the bedrock aquifer is the most commonly utilized aquifer, as it typically provides moderate to high yields of groundwater with acceptable water quality and good aquifer security. Due to the granular upper overburden and shallow watertable conditions beneath most of Lowertown, less secure shallow dug or bored wells have been historically used for water supply due to ease of obtaining groundwater. However, as discussed below, while some shallow wells may remain, the vast majority of private wells in Lowertown are drilled wells completed in the bedrock aquifer.

According to the Huron County Mapping Portal, much of Lowertown is mapped as a significant groundwater recharge area, due to granular upper soils. "GUDI" (groundwater under the direct influence of surface water) areas are mapped beneath the Maitland River, suggesting that it has been interpreted that the River may flow on bedrock in some areas. A small "GUDI" area is also mapped on North Street, between Mary Street and Alice Street, however the local water well record data do not support this classification.

According to the Huron County Mapping Portal, Well Head Protection Areas associated with the Wingham Municipal water wells extend into the northeastern portion of Lowertown, mainly east of Alice Street and north of Royal Road. The Well Head Protection Areas generally extend northeastwards from the Wingham Municipal wells, indicating a southwesterly direction of groundwater flow in the bedrock aquifer. As described above, the overburden is very deep in the northeastern portion of Lowertown, and risk of impacts from development in Lowertown to the Wingham Municipal wells is very low.

Groundwater flow direction in shallow watertable aquifers (vs. the deep bedrock aquifer) typically follows surface drainage patterns. Accordingly, north of the Maitland River, shallow groundwater flow is anticipated to be generally southwards or southeastwards towards the Maitland River, with local flows towards the southward-flowing tributary of the Maitland River situated in the middle of Lowertown. Shallow groundwater south of the Maitland River is anticipated to flow northwards, towards the Maitland River.

4.0 **SUBSURFACE INVESTIGATION**

4.1 **Borehole/Monitoring Well Installations:**

Following receipt of valid utility locates, on September 11, 2023 and October 3, 2023 seven boreholes were completed on municipally-accessible lands most likely to be downgradient of developed areas and one borehole was completed on lands most likely to be upgradient of developed areas. The boreholes were advanced using a track-mounted power auger machine equipped with continuous flight augers. The boreholes were completed to below the watertable surface, and were all completed as 5.1cm-diameter monitoring wells (MW1 to MW8). Soil samples were collected from auger cuttings and field-identified at regular depth intervals. Selected representative samples were retained for subsequent laboratory analysis.

Visual logs of the borehole installations are included in the appendix. The locations of the boreholes are shown on Figure 1. The contractor's water well records for the monitoring well installations are also included in the appendix.

Eight representative samples, all from below the watertable surface in order to characterize groundwater flow conditions, were selected for laboratory analysis. The following table provides a summary of the soils analyses:

Borehole/ Sample	Depth (m)	Grain-Size Distribution				Estimated Coefficient of Permeability (cm/sec)	Estimated T-time (minutes/ cm)
		Clay%	Silt%	Sand%	Gravel%		
MW1 S1	5.5 - 6.1	8	23	42	27	8×10^{-5}	20
MW2 S2	8.2 - 9.1	10	38	32	20	2×10^{-5}	30
MW3 S3	7.9 - 8.5	19	55	26	0	8×10^{-6}	35
MW4 S4	2.4 - 3.1	6	30	28	36	6×10^{-5}	25
MW5 S5	4.0 - 4.6	26	74	0	0	3×10^{-6}	40
MW6 S6	2.1 - 3.1	11	69	20	0	5×10^{-5}	25
MW7 S7	4.0 - 4.6	5	14	36	45	3×10^{-4}	15
MW8 S8	5.5 - 6.1	12	84	4	0	5×10^{-5}	25

Note: The above coefficients of permeability and T-times are estimates based on field observation, grain-size analysis, experience with similar soils and guidelines published under the Ontario Building Code.

In summary, soil conditions below the watertable surface at the borehole locations mainly consist of silt to sandy silt with varying gravel and clay fractions.

As described in the visual borehole logs, soils above the watertable surface were visually characterized as relatively fine-grained silty sand at MW1 and MW2 south of the Maitland River, and either black organics or granular deposits (i.e. sands and gravels) at MW3 through MW8 north of the Maitland River.

Grain-size curves for the assessed soils are included in the appendix.

4.2 Watertable Conditions:

On October 24, 2023, February 8, 2024, May 30, 2024 and August 28, 2024 water levels in each of the monitoring wells were observed, the monitoring wells purged (either by pumping three well casing volumes, or by pumping the well dry and allowing recovery), and samples collected from each of the monitoring wells for nitrate content analysis. Nitrate is the critical contaminant in the context of groundwater impacts, per MECF Procedure D-5-4. All samples were collected in laboratory-supplied bottles, stored in an ice-packed cooler, and submitted to Bureau Veritas Laboratories under chain-of-custody for nitrate content analysis. Tables 1 and 2 (below) summarize the groundwater water level and water quality information:

Figure 1 provides an illustration of the approximate contours of the watertable surface (as the assumed ground surface elevation at each monitoring well is approximate) in the vicinity of the monitoring wells installed north of the Maitland River, and the approximate inferred directions of shallow groundwater flow north of the River. Based on approximate water level elevation data, the watertable north of the Maitland River is inferred to flow generally southwards with an overall shallow slope of about $8 \times 10^{-3} \text{m/m}$, which is consistent with the drainage characteristics of the area. In the close vicinity of the River, the watertable surface exhibits a slightly shallower slope, in the range of $6 \times 10^{-3} \text{m/m}$.

Also illustrated on Figure 1 are estimated contours of the watertable surface in the vicinity of MW1 and MW2, the estimated contours based on approximate water levels in MW1 and MW2 and the assumption that groundwater south of the Maitland River flows towards the River. Based on the limited data south of the River, the watertable is estimated to flow north-northeastwards with a slightly steeper (relative to conditions north of the River) estimated slope of about $2 \times 10^{-2} \text{m/m}$.

Table 1 - Summary of Water Level Observations

Monitoring Well	Ground Elevation (m asl)*	October 24, 2023		February 8, 2024		May 30, 2024		August 28, 2024	
		Water Level (m bgl)	Water Level Elevation (m asl)*	Water Level (m bgl)	Water Level Elevation (m asl)*	Water Level (m bgl)	Water Level Elevation (m asl)*	Water Level (m bgl)	Water Level Elevation (m asl)*
MW1	309.0	1.77	307.23	1.34	307.66	1.66	307.34	2.17	306.83
MW2	317.5	8.02	309.48	7.21	310.29	7.67	309.83	8.32	309.18
MW3	309.0	3.02	305.98	2.54	306.46	2.73	306.27	3.26	305.74
MW4	305.0	0.29	304.71	0.08	304.92	0.13	304.87	0.25	304.75
MW5	310.0	2.71	307.29	2.41	307.59	2.63	307.37	2.90	307.10
MW6	307.0	+0.15	307.15	+0.32	307.32	+0.19	307.19	0.06	306.94
MW7	311.5	1.32	310.18	1.18	310.32	1.19	310.31	1.35	310.15
MW8	321.0	6.49	314.51	5.54	315.46	5.31	315.69	6.29	314.71

Notes: * Approximate ground surface elevation estimated from well location relative to contour information provided by Huron County Website mapping / Ontario Base Map.
 m asl = metres above sea level, m bgl = metres below ground level

Table 2 - Summary of Water Quality Analytical Results

Monitoring Well	Oct. 24, 2023	Feb. 8, 2024	May 30, 2024	Aug. 28, 2024
	Nitrate Content (mg/L as N)	Nitrate Content (mg/L as N)	Nitrate Content (mg/L as N)	Nitrate Content (mg/L as N)
MW1	0.39	<0.1	0.13	<0.1
MW2	2.95	2.85	3.33	3.26
MW3	<0.1	<0.1	<0.1	<0.1
MW4	2.94	2.96	4.02	3.92
MW5	<0.1	0.23	0.29	0.23
MW6	0.96	0.34	0.85	0.85
MW7	2.77	2.22	3.66	3.53
MW8	0.51	0.76	1.01	1.20

A copy of the laboratory analytical report is included in the appendix.

Shallow groundwater flow velocity is estimated using the formula

$$v = ki/n$$

Where v = linear velocity
 k = soil permeability
 l = watertable slope
 n = soil porosity

Assuming a below-watertable surface permeability of 3×10^{-4} cm/sec (upper range of permeability of samples from boreholes north of the River), a watertable surface slope of 8×10^{-3} m/m (October 2023) and a generic aquifer porosity of 30%, the overall estimated rate of shallow groundwater flow north of the River is in the range of 2 to 3m/year.

It should be cautioned that conditions between the broadly-spaced boreholes may differ, and based on the known presence of granular deposits in many areas of Lowertown, groundwater velocity may locally be substantially higher.

5.0 **INTERPRETATION AND DISCUSSION**

5.1 **Monitored Sewage Impact:**

Per MECP Procedure D-5-4, the maximum permitted cumulative impact of individual subsurface sewage disposal systems (all situated on private lots) is 10mg/L nitrate in shallow groundwater. Nitrate is the critical contaminant in the context of groundwater impacts. The results of the four rounds of sampling of the eight monitoring wells indicate a maximum existing nitrate impact to groundwater in the range of 4mg/L at the monitoring wells located downgradient of the longer-existing development areas. The analytical results of the initial round of samples are discussed as follows:

1. MW8 is located on Mary Street, upgradient (north) of most development in Lowertown, and the water from MW8 was reported to contain a low level of nitrate (0.51mg/L to 1.20mg/L). As MW8 is situated upgradient of most of Lowertown, it is assumed that this low background nitrate level is a result of long-existing agricultural practices in areas in the vicinity of, and north of MW8.
2. MW2 is located south of the River, downgradient (north) of a cluster of long-existing homes and commercial properties west of Helena Street, north of Amberley Road. The water from MW2 is reported to contain upwards of 3.33mg/L nitrate. This is a similar level of impact to that at MW4 and MW7 north of the river (see below). However, active agricultural fields are located south of Amberley Road, and a proportion of the nitrate content of the water from MW2 may also be agriculturally-derived. The nitrate content of the water from MW1, also located south of the River, downgradient of a group of long-existing homes, was lower at a peak of 0.39mg/L. The watertable surface south of the River is somewhat deeper relative to ground surface than north of the River, upper soils are generally finer-grained than north of the River, and impacts to groundwater may be significantly delayed or isolated by long percolation times.
3. MW4 is located downgradient (south) of a cluster of long-existing homes in the vicinity of Turnberry Street and Mary Street, and the water from MW4 was reported to contain up to 4.02mg/L nitrate. MW3 is located nearby MW4, but there was no detectable nitrate in the samples from MW3. However the homes upgradient (north) of MW3 are relatively recent, and meaningful nitrate impact at MW3 may not have occurred as yet. Based on the above estimated groundwater flow velocity of about 3m/year, the full impact of sewage effluent from recent home construction to groundwater at MW3 may not occur for several tens of years.
4. MW7 is located downgradient (south) of a cluster of long-existing homes along Mary Street near Royal Road, and the water from MW7 was reported to contain up to 3.66mg/L nitrate. This is a similar degree of impact to that at MW4.
5. MW5 and MW6 are located generally downgradient (south) of a lower-density cluster of relatively recent homes, with the samples from these wells containing

lower levels of nitrate (i.e. non-detectable to 0.96mg/L). As with MW3, based on the above estimated groundwater flow velocity of about 3m/year, full impact of sewage effluent from relatively recent home construction to groundwater in the vicinity of MW5 and MW6 may not occur for several tens of years.

MW4 and MW7 are located downgradient of long-existing residential areas, with peak season shallow groundwater nitrate content indicated to be in the range of 4mg/L. According to the Huron County Mapping portal, overall density upgradient (a 250m distance is assumed for this discussion and analysis) of MW4 is approximately 0.51ha/lot (9 homes over a ± 4.6 ha area), and overall density upgradient of MW7 is approximately 0.4ha/lot (8 homes over a ± 3.2 ha area). These lot densities include vacant areas, undeveloped lots and road allowances. It is noted that actual existing developed lot areas (not including vacant areas, undeveloped lots and road allowances) upgradient of MW4 and MW7 appear to average 0.2ha to 0.3ha, and that actual developed lots occupy about 65% of the overall area upgradient of MW4 (i.e. ± 3 ha of ± 4.6 ha area) and about 60% of the overall area upgradient of MW7 (i.e. ± 1.9 ha of ± 3.2 ha area).

5.2 Calculated Impact of Existing Development:

To calculate the theoretical impact of existing upgradient homes under MECP Procedure D-5-4 at MW4 and MW7, a mass-balance calculation is applied. Under the current MECP guideline only infiltrating precipitation and the volume of water contained in the sewage may be considered as dilutants for the nitrate contained in septic effluent. To establish the infiltration rate, the percentage of the local water surplus which may infiltrate is calculated using the Rational Method approach. According to soils mapping, well records and the study's borehole logs, the upper soil profile near MW4 and MW7 is mainly granular (infiltration factor 40%), the overall relief is flat to rolling (average infiltration factor 25%) and the cover will be cleared (infiltration factor 10%), all resulting in an infiltration factor of 75%. The annual water surplus for the Lower Maitland subwatershed area (per the Tier 1 Water Budget summarized in Table 3.8 of the 2019 (amended) Maitland Valley Source Protection Area Assessment Report) is 688mm/year (1,164mm annual precipitation minus 476mm evapotranspiration). As such, the annual infiltration rate will be 516mm (75% of 688mm). Per Huron County Nitrate Terms of Reference, to account for the urbanization, the infiltration value is reduced by a generic value of 10% to 464mm/year. Total infiltration over the ± 4.6 ha area upgradient (250m) of MW4 will therefore be 2.13×10^7 L/year, and total infiltration over the ± 3.2 ha area upgradient (250m) of MW7 will therefore be 1.49×10^7 L/year.

Per results from MW8, an average background nitrate content of 0.87mg/L is assumed for this analysis.

The following mass-balance formula is used to calculate the impact of the 9 existing upgradient homes over a ±4.6ha area upgradient of MW4:

$$Q_T C_T = Q_S C_S + Q_P C_P$$

Where:

Q_T = Sum of Q_S and Q_P

C_T = Nitrate Impact

Q_S = Volume of sewage (9 lots @ 1,000 L/day/lot (per MECP guideline))

C_S = Nitrate content of sewage (40 mg/L)

Q_P = Infiltration 2.13×10^7 L/year

C_P = Nitrate content of shallow groundwater (0.87mg/L)

Therefore:

$$(3.29 \times 10^6 \text{ L/yr} + 2.13 \times 10^7 \text{ L/yr}) \times C_T = (3.29 \times 10^6 \text{ L/yr} \times 40 \text{ mg/L}) + (2.13 \times 10^7 \text{ L/yr} \times 0.87 \text{ mg/L})$$

$$C_T = 6.1 \text{ mg/L}$$

Similarly, the following mass-balance formula is used to calculate the impact of the 8 upgradient existing homes over a ±3.2ha area upgradient of MW7:

$$Q_T C_T = Q_S C_S + Q_P C_P$$

Where:

Q_T = Sum of Q_S and Q_P

C_T = Nitrate Impact

Q_S = Volume of sewage (8 lots @ 1,000 L/day/lot (per MECP guideline))

C_S = Nitrate content of sewage (40 mg/L)

Q_P = Infiltration 1.49×10^7 L/year

C_P = Nitrate content of shallow groundwater (0.87mg/L)

Therefore:

$$(2.92 \times 10^6 \text{ L/yr} + 1.49 \times 10^7 \text{ L/yr}) \times C_T = (2.92 \times 10^6 \text{ L/yr} \times 40 \text{ mg/L}) + (1.49 \times 10^7 \text{ L/yr} \times 0.87 \text{ mg/L})$$

$$C_T = 7.3 \text{ mg/L}$$

Accordingly, the actual impact (±4mg/L nitrate) of the overall (i.e. including vacant areas, undeveloped lots and road allowances) density of existing development nearby to the upgradient of MW4 and MW7 is approximately 55% to 66% that of the calculated theoretical impact of the existing lots under the MECP Procedure D-5-4. This differential may be due to several factors, including:

- MECP Procedure D-5-4 and the Huron County TOR do not permit consideration of sewage dilution by groundwater flow-through.
- MECP Procedure D-5-4 and the Huron County TOR do not permit consideration

of denitrification processes in the subsurface.

- The Huron County TOR requires a generic 10% reduction of infiltration to account for urbanization, however in areas with granular upper soils, precipitation runoff of impervious surfaces may readily locally infiltrate, thereby impervious surface runoff may not be entirely lost to nitrate dilution.
- Due to the age of many of the homes upgradient of MW4 and MW7, long-term dilution to nitrate generation may be slightly higher than assumed by the MECF (i.e. higher water use due to older plumbing fixtures).
- MW4 and MW7 may not be located within the peak sewage effluent plume(s) from upgradient sewage systems.

5.3 Future Lot Size Considerations:

The following mass-balance formula is used to calculate theoretical minimum lot size (independent of vacant areas, undeveloped lots and road allowances) that could be reasonably expected in Lowertown, based on the above inputs and the requirements of MECF D-5-4 and the Huron County TOR:

$$Q_T C_T = Q_S C_S + Q_P C_P$$

Where:

Q_T = Sum of Q_S and Q_P

C_T = Nitrate Impact

Q_S = Volume of sewage (1 lots @ 1,000 L/day/lot (per MECF guideline))

C_S = Nitrate content of sewage (40 mg/L)

Q_P = Infiltration

C_P = Nitrate content of shallow groundwater (0.87mg/L)

Therefore:

$$(3.65 \times 10^5 \text{ L/yr} + Q_P) \times 10 \text{ mg/L} = (3.65 \times 10^5 \text{ L/yr} \times 40 \text{ mg/L}) + (Q_P \times 0.87 \text{ mg/L})$$

$$Q_P = 2.00 \times 10^6 \text{ L/year}$$

Based on the above infiltration rate of 464mm/year, the reasonably expected minimum calculated lot size (independent of undeveloped areas) in Lowertown is 0.43ha (1.06acres).

As outlined above, overall developed lot density upgradient of MW4 and MW7 is in the range of 0.4ha/lot to 0.5ha/lot (including undeveloped areas), with developed lots occupying about 60% to 65% of upgradient lands, and with a monitored nitrate impact in groundwater in the range of 4mg/L (40% of that allowable). Actual existing lot areas upgradient of MW4 and MW7 appear to average 0.2ha to 0.3ha.

The following options are provided for planning considerations for future residential development density serviced using individual subsurface sewage disposal systems in

Lowertown:

Option 1 (Existing Application of D-5-4/TOR):

The most conservative, generic development density option, per the calculated theoretical minimum lot size across Lowertown under MECP D-5-4 and the Huron County TOR, and which does not take into account the results of the 2023-2024 monitoring program, is to require that all future lots in Lowertown are at least 0.43ha (1 acre) in area. If implemented, this lot area would apply to all future lot applications, and does not include undeveloped areas (road allowances, parks, etc...), so based on the results of the 2023-2024 monitoring program will therefore likely overestimate sewage impact to groundwater.

Option 2 (Adopt Current Density):

Based on the results of the 2023-2024 monitoring program, the overall residential lot density of approximately 0.4ha/lot to 0.5ha/lot upgradient of MW4 and MW7 is indicated to be supportable, with a monitored impact of slightly less than half of the MECP maxima of 10mg/L (i.e. $\pm 4\text{mg/L}$). This overall residential lot density includes undeveloped areas (road allowances, parks, etc...), and therefore allows for smaller actual lot areas than 0.4ha.

Implementation of an overall lot density of 0.4ha/lot, including undeveloped areas, would be a conservative development approach. As many development proposals in Lowertown are typically for piecemeal severance proposals, which are difficult to plan in order to keep to an overall lot density in the range of 0.4ha/lot, community-wide planning would be required to maintain an overall lot density of 0.4ha/lot.

Option 3 (Pro-Rate Future Actual Lot Size):

Based on the results of the 2023-2024 monitoring program, the actual groundwater sewage impact at MW4 and MW7 is 55% to 66% of that predicted from the calculated theoretical minimum lot size under MECP D-5-4 and the Huron County TOR, due to the factors listed above. Pro-rating the calculated minimum lot size (i.e. 0.43ha) using the monitoring data so that the factors typically excluded from calculations (i.e. groundwater flowthrough, denitrification, etc...) are recognized, the minimum actual lot size could be pro-rated to 0.28ha (i.e. $0.43\text{ha} \times 0.66$), while maintaining an actual groundwater nitrate impact of less than 10mg/L. This minimum lot size would not include undeveloped areas (i.e. road allowances, undeveloped, lands, etc...).

Option 4 (Pro-Rate Future Overall Density):

Overall development density upgradient of MW4 and MW7 is in the range of 0.4ha/lot to 0.5ha/lot. The actual groundwater sewage impact at MW4 and MW7 was 4mg/L nitrate, slightly less than half the maximum acceptable level of 10mg/L nitrate. This suggests that an overall development density approximately double that of the existing overall development density upgradient of MW4 and MW7 may be feasible while

maintaining an actual groundwater nitrate impact of less than 10mg/L, possibly in the range of 0.25ha/lot overall (including undeveloped areas). This is the least conservative option, and as it includes undeveloped areas, may result in actual lot sizes of less than 0.2ha. Small privately-serviced lots of less than 0.2ha can be difficult to design from a servicing perspective. It is our opinion that this is the least preferable approach, and may result in localized groundwater nitrate levels exceeding 10mg/L.

Should there be any questions regarding the above information and analysis, please contact this office.

Yours sincerely,

IAN D. WILSON ASSOCIATES LIMITED



Geoffrey Rether, P.Geo.

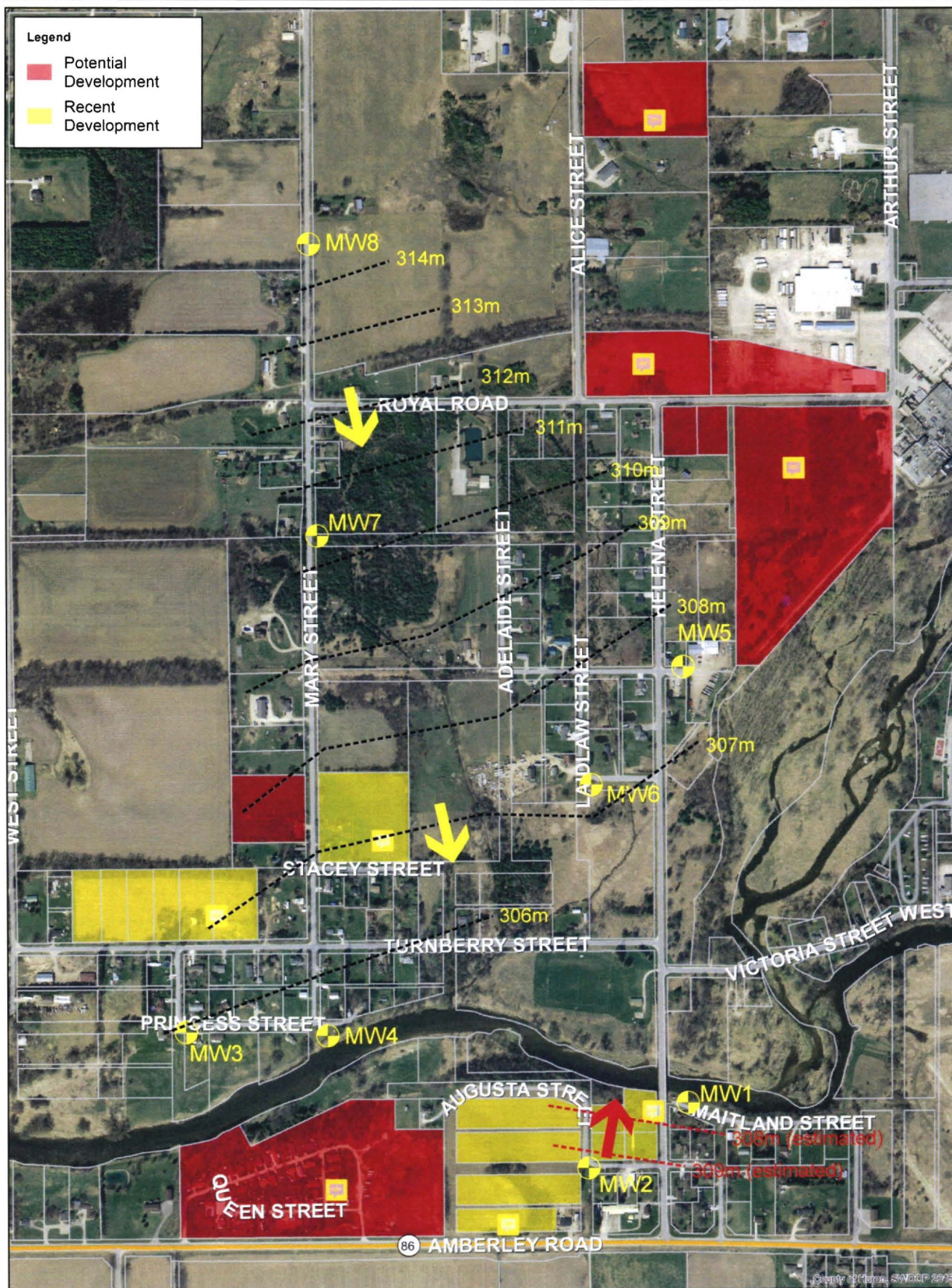
December 10, 2024



FIGURES AND APPENDIX

APPROXIMATE MONITORING WELL LOCATIONS AND ESTIMATED CONTOURS OF THE WATERTABLE SURFACE OCTOBER 24, 2023

FIGURE 1





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: September 18, 2025

Subject: 2025 Monthly Fire Report

Fire Call Summary – August 2025

Total Calls: 24

Number	Date	Response Type	Location
25-122	Aug 2 25	Fire - Mutual Aid	Goderich
25-123	Aug 2 25	No Loss Outdoor Fire	North Huron
25-124	Aug 2 25	Fire - Mutual Aid	Bruce County
25-125	Aug 2 25	Medical	Morris Turnberry
25-126	Aug 3 25	Alarm System - CO	Morris Turnberry
25-127	Aug 5 25	MVC	Central Huron
25-128	Aug 7 25	Fire - Mutual Aid	Bruce County
25-129	Aug 7 25	Alarm System - False	North Huron
25-130	Aug 8 25	Alarm System - False	Morris Turnberry
25-131	Aug 8 25	Medical	North Huron
25-132	Aug 8 25	Medical	Morris Turnberry
25-133	Aug 9 25	Fire - Mutual Aid	Goderich
25-134	Aug 11 25	Alarm System - CO	North Huron
25-135	Aug 11 25	MVC	North Huron
25-136	Aug 11 25	Medical	North Huron
25-137	Aug 13 25	MVC	North Huron
25-138	Aug 18 25	MVC	Morris Turnberry
25-139	Aug 21 25	MVC	North Huron
25-140	Aug 22 25	No Loss Outdoor Fire	Morris Turnberry
25-141	Aug 26 25	Alarm Sytem - False	North Huron
25-142	Aug 27 25	Alarm Sytem - False	North Huron
25-143	Aug 27 25	Fire	North Huron
25-144	Aug 29 25	MVC	North Huron
25-145	Aug 31 25	Medical	North Huron

Note - There were Six calls for service in the coverage area provided by North Huron into Morris-Turnberry during this reporting period.

Significant Incidents

In August 2025, the Fire Department of North Huron responded to 24 calls for service, compared to 11 calls in August of 2024. While this marks an increase for the month, the department's year-to-date call volume remains higher, with 145 calls recorded so far in 2025 compared to 113 calls during the same period last year.

There were no significant incidents to report for August. All calls were routine in nature and managed effectively. There were no major structure fires, hazardous materials events, or large-scale emergencies requiring extended operations. The department continued to respond to all emergencies with efficiency and professionalism.

August Training Report

Throughout the month of August, the Fire Department of North Huron remained committed to enhancing operational readiness and professional development. In addition to completing regular station duties and apparatus maintenance, members participated in targeted, hands-on training designed to strengthen both municipal and rural firefighting skills. These efforts ensured that equipment, personnel, and procedures were well-prepared for any emergency response, while also supporting the department’s ongoing pursuit of provincial certification standards.

Week	Training Focus	Key Activities
1	Equipment Checks & Station Duties	Routine apparatus, gear inspections, and maintenance to ensure operational readiness.
2	Hose Lay Operations	To develop firefighter proficiency in deploying, advancing, and managing hose lines for effective fire suppression.

Equipment Checks and Station Duties

During the first week of August, our members dedicated time to thorough equipment checks and routine station duties. Apparatus were inspected from top to bottom to ensure operational readiness, with particular attention to pump functionality, fluid levels, tire conditions, and lighting systems. Firefighters conducted detailed gear inspections, confirming PPE integrity and cleanliness, which is critical for both safety and cancer prevention measures. Station maintenance tasks—including cleaning bays, organizing tools, and verifying inventory—were completed to maintain a professional and efficient working environment. These efforts ensure that when a call comes in, every truck, tool, and piece of protective equipment is ready without delay.

Hose Lays and Advancing a Charged Hose Line

The second week focused on hose lay operations to sharpen municipal and rural firefighting skills. Crews practiced deploying, advancing, and managing hose lines under various conditions, reinforcing teamwork and communication. Scenarios included navigating obstacles, simulating interior attacks, and coordinating nozzle control for effective fire suppression. Firefighters advanced fully charged hose lines to replicate real-world conditions, emphasizing strength, stamina, and technique. These drills not only improved confidence and efficiency but also highlighted the importance of maintaining safety and situational awareness while working under pressure.

Firefighter Certification Preparations

Looking ahead, the department is proud to have 10 firefighters scheduled to write their Firefighter 1 and Firefighter 2 certification exams on September 20 and 21. In preparation, our team has been actively reviewing skills, refining techniques, and conducting mock evaluations to ensure everyone is fully prepared. The commitment shown by these members balancing training with their personal and professional responsibilities speaks volumes about their dedication to excellence and the department's overall readiness. Their success will mark another significant milestone in meeting provincial certification standards and strengthening the operational capability of the Fire Department of North Huron.

August 2025 Budget Update

The Fire Department of North Huron's budget for August remained stable, with no significant changes from previous months. Expenditures were strictly operational, covering routine costs such as fuel, equipment maintenance, utilities, and standard station supplies. No unexpected expenses or capital purchases occurred during this period, ensuring the department stayed on track with its approved annual budget.

Equipment & Maintenance Updates

Throughout the month of August, all fire apparatus and equipment remained in good working order with no reported issues, repairs, or concerns. Regular inspections and preventive maintenance routines were carried out as scheduled, ensuring all frontline units were always operationally ready.

This reflects the continued commitment of our personnel to equipment care and reinforces the effectiveness of our maintenance program in supporting safe and reliable emergency response across our communities.

Fire Chiefs' Update

The Huron County Fire Chiefs continue to meet on a monthly basis, maintaining strong collaboration and open communication across all departments within the county. These regular meetings have proven invaluable for sharing best practices, coordinating training initiatives, and aligning response strategies to ensure consistent service standards. The cooperative approach among the chiefs has strengthened interdepartmental relationships, improved resource sharing, and enhanced overall operational effectiveness. By working closely together, the Huron County Fire Services are better positioned to address emerging challenges, streamline procedures, and deliver a unified, professional response to the communities we serve.

Closing Remarks

As we continue through the year, I want to acknowledge the ongoing commitment and professionalism demonstrated by the members of the Fire Department of North Huron. Their dedication to training, equipment readiness, and public safety remains the cornerstone of our service to the community.

I am encouraged by the progress we have made in both operational preparedness and departmental growth, and I look forward to building upon this momentum in the months ahead. As always, we remain focused on our mission to protect life, property, and the environment through excellence in fire protection and emergency response.

MUNICIPALITY OF MORRIS-TURNBERRY
REPORT TO COUNCIL

TO: Mayor and Council
PREPARED BY: Trevor Hallam, CAO/Clerk
DATE: October 7, 2025
SUBJECT: 2026 Council Meeting Schedule

RECOMMENDATION

That Council adopt the proposed meeting dates for 2026 by resolution.

BACKGROUND

Each year Council adopts a schedule of regular and planned special meeting dates that takes into consideration statutory holidays, conference dates and historical trends in the volume of business before Council at different times of the year.

COMMENTS

PROPOSED 2026 MEETING DATES

Proposed Meeting Date	# of days to the next regular meeting	Notes
January 13	21	*Single regular meeting in January
January 27	-	*Special Budget Meeting
February 3	14	
February 17	14	
March 10	14	
March 24	21	
April 7	14	
April 21	14	
May 5	14	
May 19	14	
June 2	14	
June 16	21	
July 7	14	
July 21	21	
August 11	21	*Single regular meeting in August
September 1	14	
September 15	21	
October 6	14	
October 20	14	
November 3	14	
November 17	14	*Inaugural Meeting 2026-2030 Term of Council
December 1	14	
December 15	28	

This schedule maintains the practice of having a single regular meeting in January and August.

With a number of days between the last meeting in 2025 (December 16) and the first Tuesday in January (January 6) being holidays, there is typically not enough business to warrant a meeting on the first Tuesday of January. Therefore, a single meeting in the middle of January on the 13th is recommended.

A special meeting to review the first draft of the 2025 Budget is proposed for January 27th, at 9:00am. Subsequent updates to the budget can be addressed during regular council meetings as more information becomes available.

The single meeting in August is proposed to accommodate potential summer vacation time for Council and staff as has been done in previous years.

All dates above avoid statutory holidays and conference dates.

Staff recommend that Council adopt the proposed meeting dates for 2026 by resolution.

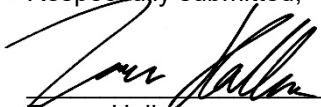
ATTACHMENTS

None.

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

MUNICIPALITY OF MORRIS-TURNBERRY
REPORT TO COUNCIL

TO: Mayor and Council
PREPARED BY: Trevor Hallam, CAO/Clerk
DATE: October 7, 2025
SUBJECT: Conference Dates 2026

RECOMMENDATION

That Council make their interest in conference attendance known to staff so that registration and accommodation arrangements can be made.

BACKGROUND

Below is a table that includes the conferences most attended by Councilors in previous years and corresponding key dates. If any member of Council is interested in attending the listed conferences, staff request that that interest be expressed at this meeting so that registrations can be completed as soon as possible after they become available.

Conference	Dates	Location	Conference Registration	Accommodation Registration
Rural Ontario Municipal Association	January 18 - 20, 2026	Sheraton Hotel, Toronto	October 2025	September 2025
Ontario Good Roads Association	March 29 – April 1, 2026	Fairmont Royal York Hotel, Toronto	November 2025	January 2026
Association of Municipalities of Ontario	August 17 - 20, 2026	Ottawa	January 2026	January 2026

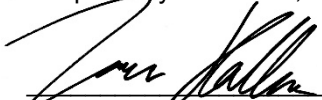
ATTACHMENTS

None.

OTHERS CONSULTED

None.

Respectfully submitted,


Trevor Hallam,
CAO/Clerk

MUNICIPALITY OF MORRIS-TURNBERRY

REPORT TO COUNCIL

TO: Mayor and Council
PREPARED BY: Trevor Hallam, CAO/Clerk
DATE: September 12, 2025
SUBJECT: Municipal Branding Update

RECOMMENDATION

That Council direct staff to initiate the process of updating the Municipality of Morris-Turnberry's corporate branding and logo, and that staff be authorized to prepare a plan and budget for the design and implementation of a new logo for Council's consideration.

BACKGROUND

The Municipality of Morris-Turnberry was created in 2001 through the amalgamation of the former Townships of Morris and Turnberry. The logo currently in use was adopted at that time and while a minor update was done in 2009, it has remained substantially unchanged for twenty-five years.

In 2026, Morris-Turnberry will mark its 25th anniversary. This milestone provides an opportunity to reflect on the Municipality's history, celebrate its achievements, and look ahead to its future. Staff believe that the anniversary is an appropriate occasion to modernize the Municipality's visual identity.

COMMENTS

The Municipality of Morris-Turnberry's logo has served as a recognizable emblem of the community for nearly twenty-five years. It reflects the history of two municipalities coming together and has provided continuity during a period of change and growth. While this legacy is valuable, design standards and communication practices have evolved significantly since the logo was first created, and there are opportunities to refresh the Municipality's visual identity in ways that will better meet today's needs.

One of the most noticeable differences between older and more contemporary municipal logos is the level of complexity. Designs created at the time of amalgamation often attempted to include multiple symbols to represent the communities involved, and while this made sense historically, it can create an image that feels crowded or difficult to reproduce at smaller scales. Today's best practices emphasize simplicity and clarity, which allow a logo to remain legible and recognizable whether it appears on a street sign, a website banner, or a mobile phone screen.

The transition from print-first to digital-first communication also highlights limitations in the current design. Logos with intricate shapes or fine details often lose sharpness and readability when reduced for use online. A modernized logo would favour bold, clear shapes that retain their integrity across all platforms.

Colour and typography are two other areas where municipal design has shifted over the past two decades. The existing logo reflects the palette and typographic styles of the early 2000s, which can now appear dated. Modern municipal logos typically use a simplified, flexible colour palette that works consistently in both full-colour and black and white formats, making them adaptable to a wide range of media. Updated typography would also give the Municipality's communications a more accessible and professional tone, ensuring text elements are easy to read both in print and online.

Currently, there are two versions of the Municipality's logo in use across assets and platforms. Staff believe that #1 below was created in 2001, and #2 was created through a minor update in 2009. Both appear to still be in use, and their application is inconsistent. The colour palette for municipal branding is primarily black, green, and gold.

Logo #1 – 2001



Logo #2 - 2009



Updating a municipal logo is more than a matter of appearance, it is a strategic decision that shapes how the Municipality presents itself to both residents and the wider world. A branding exercise should also reach beyond the simple redesign of a logo. By creating a design standard including standardized colour palettes and fonts, consistency in identity can be achieved across municipal communications, publications, and assets.

A refreshed logo would help reinforce a sense of pride and cohesion within the community by linking the Municipality's history with its aspirations for the future. An updated logo would also benefit economic development and external relations by projecting an image of professionalism and vitality to better attract residents, visitors, and investment.

The 25th anniversary of amalgamation provides a natural and meaningful occasion for this kind of renewal. By aligning the update with this milestone that celebrates both history and progress, the Municipality can approach the project in a way that is both respectful and forward-looking.

BUDGET IMPACT

Costs will include professional design services and phased implementation across municipal assets (letterhead, website, signage, vehicles, etc.). Staff will prepare budget for Council's review as part of the 2026 operating budget. Phased implementation will minimize upfront costs by aligning replacement with regular asset renewal cycles.

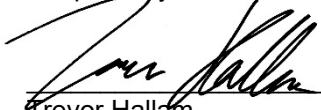
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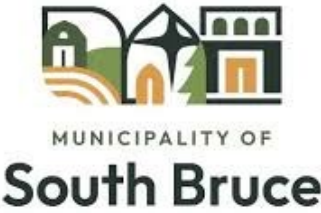
1. 3 examples of Municipal Logos before and after a rebranding exercise.

OTHERS CONSULTED

None.

Respectfully submitted,


Trevor Hallam,
CAO/Clerk





Huron Clean Water Project

September 15, 2025

Municipality of Morris-Turnberry:

Re: HCWP Encourages Best Management Practices in Municipal Drainage Work

The Huron Clean Water Project (HCWP) is one of the most successful on-the-ground water quality improvement projects in the province. The program offers financial and technical support for sixteen project categories for anyone in the County, including agricultural producers, community groups and municipalities. These project categories are different best management practices (BMPs) that help to protect and improve water quality. Since the inception of the program in 2004, HCWP has supported more than 4,111 projects. The total value of the projects completed through the program is more than \$16.6 million, almost four times the investment provided by the County. The program is an example of a local investment that results in local action.

In 2024, the Huron Clean Water Project (HCWP) celebrated its 20th anniversary. Since the inception of the program, the Project Review Committee ('the committee') and staff have worked diligently to review and improve the program to keep pace with a dynamic landscape and economy. One of the decisions that the committee is faced with is effectively allocating HCWP resources to support projects completed as a component of a Municipal Drain project.

The committee and staff appreciate the exceptional best management practices (BMPs) that have been incorporated into some municipal drains to help protect water quality. These BMPs have included Erosion Control Measures, such as grassed waterways and erosion control berms, as well as watercourse buffers. These additions to the drainage work help to manage water across the drainage system by reducing erosion and mitigating the sediment and nutrients that are deposited in the watercourse. Incorporating BMPs from the onset, that help to manage water and reduce erosion, may also enhance the effectiveness and longevity of the drainage system; therefore, reducing the long-term maintenance costs of the system. The committee understands the complex nature of municipal drain projects, but encourages municipal councils, and drainage superintendents to recognize the value of BMPs. Implementing BMPs that help manage water and reduce erosion is an investment in municipal drain infrastructure, and water quality.

The HCWP provides a unique opportunity for technical support, and to partner, and learn from one another across the County. Learning together, and working together leads to innovation and progress, with cumulative benefits that contribute to improved water quality for everyone in the County. To help facilitate this knowledge sharing, the committee encourages you to reach out to HCWP program delivery staff, Ben Van Dieten and Nathan Schoelier. Ben and Nathan are available to provide examples of these BMPs and connect you with Drainage Superintendents who have incorporated innovative water management techniques within municipal drainage systems.

HCWP's program delivery contacts may be reached at:

Ausable Bayfield Conservation Authority
Nathan Schoelier, Stewardship and Lands
Manager
nschoelier@abca.ca
(519) 235-2610 ext. 263

Maitland Valley Conservation Authority
Ben Van Dieten, Agricultural Stewardship
Supervisor
bvandieten@mvca.on.ca
(519) 335-3557 ext. 245

Thank you for your contribution towards protecting Huron County's valuable resources.

Yours truly,

Jim Dietrich

Jim Dietrich

Chair, Huron Clean Water Project Review Committee



September 24, 2025

Trevor Hallam, CAO - Clerk
Municipality of Morris-Turnberry
Box 310, 41342 Morris Rd
Brussels, ON N0G 1H0

Dear Mr. Hallam,

The Members (Board) of the Maitland Valley Conservation Authority (MVCA) are announcing the forthcoming retirement of the MVCA's General Manager - Secretary Treasurer, Phil Beard.

Phil has been with the organization for 46 years and has been the General Manager – Secretary Treasurer since 1998.

Phil has brought tremendous patience, grace and dignity to his position and has built an excellent team, and a great legacy that has been, and will continue to be, appreciated by the residents in our watershed.

A recruitment process is underway to support a planned transition ahead of Phil's retirement on July 3, 2026.

The MVCA's key programs including flood and erosion services that protect life and property, agricultural stewardship initiatives, and the protection of natural areas for residents and visitors throughout the Maitland River watershed will continue.

Our congratulations go out to Phil as together we make this transition.

On behalf of the Members,

A handwritten signature in black ink that reads "Ed McGugan".

Ed McGugan
MVCA Chair

Solicitor General

Office of the Solicitor General

25 Grosvenor Street, 18th Floor
Toronto ON M7A 1Y6
Tel: 416 326-5000
Toll Free: 1 866 517-0571
Minister.SOLGEN@ontario.ca

Solliciteur général

Bureau du solliciteur général

25, rue Grosvenor, 18^e étage
Toronto ON M7A 1Y6
Tél. : 416 326-5000
Sans frais : 1 866 517-0571
Minister.SOLGEN@ontario.ca



132-2025-3641

By email

September 26, 2025

Dear Heads of Council and Chief Administrative Officers of OPP-Policed Municipalities:

The Ministry of the Solicitor General has undertaken a review of the Ontario Provincial Police (OPP) cost recovery model. I would like to extend my gratitude for your participation and input into this process.

I am writing to inform you that because of the review, regulatory amendments have been made to Ontario Regulation 413/23: Amount Payable by Municipalities for Policing from Ontario Provincial Police under the *Community Safety and Policing Act, 2019*. These amendments are in effect and will inform the 2026 annual billing statement to be issued shortly.

Firstly, an 11 per cent cap is established on the increase in policing costs owed by municipalities for the 2026 calendar year when compared to 2025, excluding the costs related to any service enhancements.

Secondly, a new discounts table will be established in regulation and will apply to the 2026 billing year and going forward. This new discount table introduces a lower eligibility threshold to receive a discount. Municipalities will now receive calls for service and overtime discounts when they are three or more standard deviations from the average calls for service weighted time to property count ratio, rather than the current regulatory threshold of five standard deviations.

The amendments have been approved by Cabinet and have been filed with the Registrar of Regulations. They will be accessed publicly online through the [e-Laws page](#) – and will be available here within the next few business days.

The preparation of 2026 annual billing statements is underway and statements are targeted for release in November 2025.

As we undertook this review, we heard loud and clear that greater clarity, predictability and stability in the OPP cost recovery model, and associated billing statements, is critical to municipalities as annual budget processes are undertaken. These amendments were contemplated, and ultimately decided upon, based on those concerns and the direct feedback that we heard from OPP-policed municipalities.

.../2

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Should you have any questions about the regulatory updates, please reach out to solgeninput@ontario.ca.

Please direct any questions about your annual billing statements to the Crime Prevention and Community Support Bureau at opp.municipalpolicing@opp.ca.

Thank you again for your partnership.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael S. Kerzner", with a stylized flourish at the end.

The Honourable Michael S. Kerzner
Solicitor General

c: Mario Di Tommaso, O.O.M.
Deputy Solicitor General, Community Safety
Ministry of the Solicitor General

Thomas Carrique, C.O.M.
Commissioner, Ontario Provincial Police



Membership Minutes

Membership Meeting #6-2025

June 18, 2025

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

Members Absent: Ed Podniewicz, Vanessa Kelly

Staff Present: Phil Beard, General Manager-Secretary-Treasurer
Jayne Thompson, Communications Coordinator
Stewart Lockie, Conservation Areas Services Coordinator
Jason Moir, FRCA Parks Supervisor
Patrick Huber-Kidby, Supervisor of Planning & Regulations
Shannon Miller, Restoration Supervisor
Erica Magee, Executive Assistant

1. Call to Order

Chair, Ed McGugan, welcomed 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

The minutes from the Maitland Valley Conservation Authority (MVCA) General Membership Meeting #5-2025 held on May 21, 2025.

Motion FA #66-25

Moved by: Megan Gibson

Seconded by: Alvin McLellan

THAT the minutes from the General Membership Meeting #5-2025 held on May 21, 2025, be approved.
(carried)

4. Business out of the Minutes:

- a) Solar System Installation Falls Reserve Conservation Area: Report #42-2025

Report #42-2025 was presented and the following motion was made:

Motion FA #67-25

Moved by: Anita Van Hittersum

Seconded by: Megan Gibson

THAT MVCA Members agree with the restrictions currently in place regarding solar systems at FRCA.
AND THAT the decision of the Members be communicated to Mr. Shatz.

(carried)

- b) Additional Amendments to Records Retention Policy Report #43-2025

Report #43-2025 was presented and the following motion was made:

Motion FA #68-25

Moved by: Alison Lobb

Seconded by: Evan Hickey

THAT MVCA's Records Retention Policy be amended to incorporate the additional revisions outlined in Report 43-2025 and detailed in the attached track-changes copy of the Records Retention Policy.

(carried)

5. Presentations:

- a) 2025 Work Plan Highlights: Jayne Thompson, Communications/IT/GIS Coordinator
- b) Resilient Agricultural Landscape Program Funding: Shannon Millar, Restoration Supervisor

6. Business Requiring Direction and or Decision:

- a) 2025 Work Plan and Budget Update: Report #44a&b-2025

Report #44-2025 was presented to the members and the following motion was made:

Motion FA #69-25

Moved by: Megan Gibson

Seconded by: Sharen Zinn

THAT the budget update outlined in Report #44b-2025 be accepted as presented.

(carried)

- b) Insurance Coverage on Infrastructure Constructed by Other Groups on Conservation Authority Land: Report #45-2025

Report #45-2025 was presented and the following motion was made:

Motion FA #70-25

Moved by: Sharen Zinn

Seconded by: Evan Hickey

THAT MVCA insure the replacement value on infrastructure that is donated by other groups that is not essential for MVCA operations and that is approved by MVCA;
AND THAT MVCA provide consistency in insuring donations of infrastructure that is constructed by others on Authority lands;
AND THAT moving forward, any infrastructure being donated or placed on MVCA property would have insurance coverage in place as determined by the Members.
(carried)

Motion FA #71-25

Seconded by: Alison Lobb

Seconded by: Sharen Zinn

THAT donations installed on MVCA lands and property be insured for replacement value.
(carried)

Motion FA #72-25

Moved by: Matt Duncan

Seconded by: Alvin McLellan

THAT once a building or asset is determined to be surplus to the Authority's needs, the asset is insured for salvage value only.
(carried)

Motion FA #73-25

Moved by: Anita Van Hittersum

Seconded by: Evan Hickey

THAT assets deemed as low risk of loss not be insured.
(carried)

c) Wawanosh Campground Tour: Report #46-2025

Report #46-25 was presented and the following motion was made:

Motion FA #74-25

Moved by: Evan Hickey

Seconded by: Alison Lobb

THAT the Members tour the Wawanosh Campground on Wednesday, August 27th from 6pm to 8pm to have an overview of the operations and to see the park layout and infrastructure prior to the report being presented.
(carried)

7. Consent Agenda:

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

- a) Revenue/Expenditure Report for May: Report #47-2025
- b) Agreements Signed: Report #48-2025
- c) Bill 5 Conservation Ontario Comments attached
- d) Carbon Footprint Initiative Meeting Summary: Report #49-2025

Motion FA #75-25

Moved by: Megan Gibson

Seconded by: Alvin McLellan

THAT Reports #47-25 through #49-25 along with the respective motions as outlined in the Consent Agenda be approved.
(carried)

8. Chair and Members Report:

Chair, McGugan mention that he and Phil will be attending the SVCA's 75th anniversary on July 29, 2025. He also noted that he had attended the MCF Donor Luncheon on June 10th in Brussels.

9. Closed session

Motion FA #76-25

Moved by: Anita Van Hittersum

Seconded by: Sharen Zinn

THAT the members move into a closed session.
(carried)

Motion FA #77-25

Moved by: Matt Duncan

Seconded by: Megan Gibson

THAT the members move back into open session.
(carried)

10. Adjournment: – Next Meeting Date, Wednesday, September 17, 2025, at 7:00pm at the Administration Centre in Wroxeter.

Motion FA #78-25

Moved by: Alison Lobb

Seconded by: Sharen Zinn

THAT the Members Meeting be adjourned at 9:10pm.
(carried)

Handwritten signature of Ed McGugan in black ink.

Ed McGugan
Chair

Handwritten signature of Phil Beard in black ink.

Phil Beard
General Manager / Secretary-Treasurer



Saugeen Valley Conservation Authority

Minutes – Board of Directors Meeting

Date: Thursday July 17, 2025, 1:00 p.m.

Location: 1078 Bruce Rd 12, Formosa, ON, N0G 1W0 and hybrid

Chair: Tom Hutchinson

Members present: Barbara Dobreen, Sue Paterson, Moiken Penner, Jennifer Prenger (virtual), Larry Allison, Bill Stewart, Paul Allen, Steve McCabe, Kevin Eccles, Dave Myette, Bud Halpin, Greg McLean, Mike Niesen

Larry Allison left the meeting at 2:55 p.m., Moiken Penner left the meeting at 3:51 p.m.

Members absent: Peter Whitten

Staff present: Erik Downing, Donna Lacey, Matt Armstrong, Jody Duncan, Ashley Richards, Don Moss, Katie Thomas, Adam Chalmers

The meeting was called to order at 1:01 p.m.

1. Land Acknowledgement – read by Larry Allison

We begin our meeting today by respectfully acknowledging the Anishinaabeg Nation, the Haudenosaunee, the Neutral, and the Petun peoples as the traditional keepers of this land. We are committed to moving forward in the spirit of reconciliation with First Nations, Métis, and Inuit peoples.

2. Adoption of Agenda

Motion #G25-48

Moved by Steve McCabe

Seconded by Bill Stewart

THAT the agenda for the Saugeen Valley Conservation Authority meeting, July 17, 2025, be adopted as amended.

Carried

3. Declaration of Pecuniary Interest

There were no declarations of pecuniary interest relative to any item on the agenda.

4. Adoption of Minutes

4.1 Authority meeting – May 15, 2025

Motion #G25-49

Moved by Larry Allison

Seconded by Paul Allen

THAT the minutes of the Saugeen Valley Conservation Authority meeting, May 15, 2025, be adopted as presented.

Carried

5. Delegation – Dan Timbers, Varney Conservation Area

Dan Timbers, a community member, provided a delegation to the Board expressing public interest in contributing to a long-term solution for Varney Conservation Area. He reported that a community meeting had been held, during which participants indicated support for enhancing the property's appeal to visitors and expressed willingness to explore fundraising, charitable status, or partnership opportunities to support maintenance or acquire the property.

Mr. Timbers was thanked for his presentation.

6. Matters Arising from the Minutes – none

7. New Business

7.1 Correspondence – Town of Puslinch, Town of Parry Sound

Correspondence related to Bill 5, with resolutions from the respective councils of the Town of Puslinch and the Town of Parry Sound.

7.2 GM-2025-05: SVCA Operational Plan

The GM/S-T highlighted portions of the SVCA operational plan, noting that Hearing Training would be complete as of that morning, Low Water program is underway as well as a Critical Failure plan. Director Eccles inquired why Varney Conservation Area was still on the list for an application, and it was explained that this item needs to be updated to reflect current board direction. Manager Lacey clarified that, as per Board direction, there is no current direction for staff to undertake upgrades at the property, which remains under the standard maintenance program for the conservation area as a non-revenue park.

7.3 GM-2025-06 Program Report

Directors Halpin, Stewart, and Prenger expressed appreciation for staff efforts and their commitment to conservation and community engagement. Director Eccles raised concern regarding the alignment of community events with the Authority's mandate and inquired about the presence of six SVCA vehicles in the parking lot. Director Dobreen called a point of order.

Chair Hutchinson advised that staff could prepare a report for the Board addressing director questions related to SVCA's mission, mandate, strategic direction, and the classification of Category 1, 2, and 3 programs and services.

7.4 Ward and Uptigrove Health and Safety Presentation – Jenn Goertzen

Senior HR Specialist Jenn Goertzen (Ward and Uptigrove Human Resources Solutions) provided an update on the final draft deliverables for the SVCA Organizational Health and Safety Redevelopment Project. She reported that the Joint Health and Safety (JHSC) course had been revised, efforts are underway to reduce administrative burden, and the JHSC committee is performing well. Project deliverables include a new employee handbook, standard operating procedures (SOPs), and various supporting documents.

Discussion followed regarding the absence of dedicated HR staff at SVCA and who is ultimately responsible for document ownership. Goertzen advised that a single administrative owner should

be designated for records management purposes, to ensure consistency with AODA and language standards.

Director McLean commented that the project provides a strong foundation and emphasized that health and safety is a shared responsibility among all staff. Director McCabe asked how the project aligns with other conservation authorities and Conservation Ontario. Goertzen confirmed that the project reflects current best practices and that external models are considered as appropriate.

Director Dobreen asked whether staff find the new policies easy to follow. The General Manager/Secretary-Treasurer responded that staff had completed an initial review and that documents had been simplified, with ongoing engagement. Director Dobreen noted the importance of continued staff involvement.

Director Myette inquired about the inclusion of the right to refuse work. Goertzen explained that while SOPs address work refusal procedures, it is not established as a standalone policy.

7.5 EPR-2025-08: Permits Issued for Endorsement

Manager Armstrong presented 56 permits issued between May 1 and July 2, 2025 for endorsement by the Board.

Director Halpin inquired about permit processing times. Manager Armstrong confirmed timelines remain consistent, and the GM/S-T noted that permit processing statistics are summarized in an annual report to the Board. Director Myette inquired about the permit refusal process. Staff explained that the pre-consultation process plays a key role in identifying potential issues early. Applicants whose proposals are unlikely to be approved typically do not proceed.

Director Dobreen requested confirmation that SVCA staff do not refuse permits. Manager Armstrong confirmed that permits can only be declined by the SVCA board of directors. Director Dobreen inquired why townships are no longer listed in the permit endorsement table. Manager Armstrong explained that the new content management system used to generate the report references municipalities rather than townships, and that the system significantly improves efficiency for the department.

Motion #G25-50

Moved by Larry Allison

Seconded by Paul Allen

THAT SVCA permit applications 25-047 to 25-101 as approved by staff, be endorsed by the SVCA Board of Directors.

Carried

7.6 LAN-2025-05: Forest Management Plan

Staff were directed to draft an updated 20-year Forest Management Plan, gather stakeholder and public feedback, and return a revised draft to the Authority for approval.

Manager Lacey confirmed no external consultants are required and that the plan will follow provincial standards. She noted the Managed Forest Tax Incentive Program and Conservation Lands Tax Program benefit SVCA. In response to questions, she confirmed fire risk exists but is mitigated by firebreaks, landscape features, and species mix across SVCA lands.

Motion #G25-51

Moved by Steve McCabe

Seconded by Bill Stewart

THAT staff be directed to draft an updated 20-year Forest Management Plan; AND THAT, staff be directed to gather stakeholder and public feedback on the draft plan; AND FURTHER THAT, staff bring a revised draft to the Authority for consideration and approval.

Carried

7.7 WR-2025-04: Collaborative Water Data Viewer

Flood Forecasting and Warning Coordinator Duncan provided an overview of the Collaborative Water Data Viewer (CWDV), developed by the Upper Thames River Conservation Authority and made available through the Western Ontario Data Hub at no additional cost to SVCA. The platform provides public and municipal access to real-time data from SVCA's hydrometric network, including water levels, air temperature, and precipitation. A demonstration of the tool was given. Future training for municipal staff is planned, along with potential expansion to include water quality and groundwater data.

7.8 Other Business

The GM-S-T informed the SVCA Board of Directors that an updated agreement between the SVCA and the Children's Safety Village is underway, and will be in place before expiry.

7.9 Closed Session

Motion #G25-52

Moved by Bud Halpin

Seconded by Greg McLean

THAT the Authority move to Closed Session to discuss a potential litigation matter affecting the Authority and plans to be applied to negotiations carried on or to be carried on by or on behalf of the Authority; AND THAT Erik Downing, Donna Lacey and Ashley Richards remain in the meeting.

Carried

Motion #G25-57

Moved by Kevin Eccles

Seconded by Bill Stewart

THAT staff proceed as directed in closed session.

Carried

8. Adjournment

With no further business to discuss, the meeting was adjourned at 4:00 p.m. following a motion by Steve McCabe and seconded by Paul Allen.

Tom Hutchinson
Chair

Ashley Richards
in lieu of Recording Secretary

Huron OPP Detachment Board

Minutes

Monday, June 23, 2025, 9:00 a.m.

Huron OPP Detachment Office

325 Albert Street, Clinton, ON, N0M 1L0

Members Present: Marg Anderson, Vice Chair - Elected Official - Central Huron
Anita van Hittersum, Member - Elected Official - North Huron
Greg Lamport, Member - Elected Official - Bluewater
Jim Dietrich, Chair - Elected Official - South Huron
Trevor Bazinet, Member - Elected Official - Goderich
John Steffler, Member - Elected Official - Huron East
Dave Frayne, Member - Provincial Appointee
Jasmine Clark, Member - Community Representative
Jennette Walker, Member - Community Representative
Jared Petteplace, Member - Provincial Appointee

Staff Present: Stacey Jeffery, Administrator/Recording Secretary
Inspector Laura Lee Brown, Huron OPP

1. Call to Order

Chair Dietrich called the meeting to order at 9:00 a.m.

2. Approval of Agenda

Motion: 21-2025

Moved: DFrayne

Seconded: MAnderson

That Huron OPP Detachment Board approves the Agenda, as presented.

Disposition: Carried

3. Disclosure of Pecuniary Interests and the General Nature thereof

None noted.

4. Approval of Past Minutes

Member Lamport inquired about the status of the significant weather events debrief meeting. Inspector Brown indicated that the debrief meeting has occurred between various stakeholders which included discussions regarding placement of road closure signage and communications. A subsequent meeting is planned for early fall. Inspector Brown to circulate minutes to the Board for discussion at next meeting.

Motion: 22-2025

Moved: TBazinet

Seconded: JPetteplace

That Huron OPP Detachment Board adopts the minutes of March 24, 2025, as printed and circulated.

Disposition: Carried

5. Presentations/Delegations

5.1 Introduction to Huron OPP Detachment Commander Inspector Laura Lee Brown

6. Business from Previous Meetings

7. Report

7.1 Inspector's Report

Huron OPP Inspector Brown presented Inspector's Report covering a reporting period of March 1 to May 30, 2025.

It was noted that:

- Addition of Detective Sergeant Adam Seltzer under Detachment Updates section; and
- Billing Summary, as presented in the Inspector's Report, reflects the previous report period and does not reflect the period outlined for the report. A revised Billing Summary for March to May 2025 have been included in the post meeting minutes package.

In addition, Inspector Brown discussed that it would be beneficial for other members of the Huron OPP attend Detachment Board meetings to provide members with information regarding specialized units and other initiatives within the detachment.

If there is interest, members have the ability to attend a ride along with a Huron OPP officer to gain a better understanding of the work that is being done across the county. Inspector Brown to send the Chair the required paperwork, for review prior to scheduling members.

Traffic Statistics

Huron OPP Inspector Brown presented traffic statistics for March, April and May 2025. It was noted that the big four offenses - seatbelts, speeding, impaired operation and distracted driving is a focus for the detachment.

It was noted that:

- Speeding remains a concern in Huron County;
- Education and communication for seatbelt use is a priority
- Impaired operation remains a concern in Huron County (external agencies have identified an upward trend of alcohol and drug use across Huron and Perth)

Inspector Brown to inquire whether impairment with alcohol or drugs can be reported on separate reporting lines and advise the Board at the next meeting.

Members discussed speeding concerns across Huron County. Inspector Brown noted that advising the Huron OPP through the non-emergency line assists in data collection to inform deployment planning.

Chair Dietrich advised members that there are speed spy's within Huron County that could be utilized in a coordinated effort. Chair to work with Inspector Brown to determine number of speed spy's that could be used across Huron County, when the last time the data was collected and reviewed, and potential locations for set up to address hotspots across the county. Information related to speed spy's to be brought to the next detachment board meeting.

Crime Statistics

Huron OPP Inspector Brown presented crime statistics for March, April and May 2025.

It was noted:

- Property crimes overall were reduced

- Drug crimes increased (11 occurrences of Possession and 3 occurrences of Trafficking), indicates street crime unit is successfully executing search warrants.
- Eight youth charges under Provincial Offense Act

Inspector Brown to inquire whether assaults and firearm related offenses can be reported on separate reporting lines and advise the Board at the next meeting.

Clearance Rates

Huron OPP Inspector Brown presented clearance rates for March, April and May 2025.

Motion: 23-2025

Moved: JClark

Seconded: JSteffler

That Huron OPP Detachment Board receives the Inspector's Report, as circulated to members as additional attachment to the agenda.

Disposition: Carried

7.2 Financial Report

Motion: 24-2025

Moved: TBazinet

Seconded: GLamport

That Huron OPP Detachment Board receives the Financial Report titled Board Financial Actuals – January 1 to May 31, 2025, as presented.

Disposition: Carried

8. New Business

8.1 OAPSB Conference

Members discussed how beneficial the OAPSB conference was, including educational sessions and networking opportunities. It was discussed that the materials from the conference may be uploaded to the OAPSB Portal members who were unable to attend.

Discussion occurred about ordering Board apparel with the approved Huron OPP Detachment logo for interested members to wear at conferences/meetings. It was discussed that Board members would be responsible for paying for any apparel. Member Anderson will look into apparel options and pricing and coordinate with Board members directly.

Members inquired whether there should be a policy regarding the displaying of Huron OPP Detachment Board name tags and apparel. Chair and Administrator to bring back a draft policy to the Board for consideration at the next meeting.

9. Correspondence

9.1 OAPSB Zone 5 - Motion

Motion: 25-2025

Moved: GLamport

Seconded: JClark

That Huron OPP Detachment Board supports the OAPSB Zone 5 Executive recommendation regarding the termination of the Scotiabank investment upon maturity August 22, 2025; and

That the funds from the Scotiabank investment in the amount of \$4,741.15 be deposited into the OAPSB Zone 5 RBC bank account.

Disposition: Carried

9.2 Inspector General Memo #4: Release of the Inspectorate of Policing's Strategic Plan

9.3 Inspector General Memo #5: Release of the Inspector General of Policing's first Spotlight Report

Motion: 26-2025

Moved: GLamport

Seconded: JSteffler

That Huron OPP Detachment Board receives correspondence items, as included under Correspondence.

Disposition: Carried

10. Closed Session

11. Next Meeting
September 29, 2025

12. Adjournment

Motion: 27-2025

Moved: MAnderson

Seconded: JPetteplace

That Huron OPP Detachment Board hereby adjourns at 11:40 a.m., to meet again on September 29, 2025 at 9:00 a.m., or at the Call of the Chair.

Disposition: Carried

Jim Dietrich, Chair

Stacey Jeffery, Recording Secretary

Belgrave Summary

August,2025

FLOWS

McCrea	3,771.00	M3	Total	4,682.32	M3
Jane	1,512.67	M3			
<u>Total</u>	5,283.67	M3			

Treated Flow

TURBIDITIES (Raw)

<u>McCrea</u>			<u>Jane</u>		
Max:	0.23	NTU	Max:	0.27	NTU
Min:	0.23	NTU	Min:	0.27	NTU
Average:	0.23	NTU	Average:	0.27	NTU

CHEMICAL USE

<u>Total Dosage</u>			<u>Online</u>		
Cl2 Dosage	REMOVED		Cl2 Residual (free)		
Average:		ppm	Max:	1.52	ppm
Total Cl2 Used:		kg	Min:	1.29	ppm
			Average:	1.38	ppm
Potassium Permanganate		L	<u>Grab</u>		
			Cl2 Residual (free)		
			Max:	1.51	ppm
			Min:	1.27	ppm
			Average:	1.38	ppm

BACTERIOLOGICAL TESTING

Treated Water to Distribution

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

Treated Heterotrophic Plate Counts	
Tests Done:	4
Counts >500/ml:	0

Distribution Water

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

Treated Heterotrophic Plate Counts	
Tests Done:	4
Counts >500/ml:	0

Jane Raw Water

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

McCrae Raw Water

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

CHLORINATION ON DISTRIBUTION SYSTEM

Belgrave

Cl2 Residual (free)

Max:	1.38	ppm
Min:	1.03	ppm
Average:	1.26	ppm
Sites Tested:	13	
Sites Tested < 0.05:	0	

Operators that operated the system.

Jeff Johnston	Water Treatment Subsystem Class 2	April 30, 2027
Andy Sutherland	Water Treatment Subsystem Class 2	May 31, 2028
Joel Muir	Water Treatment Subsystem Class 2	April 30, 2028
Kole Kennedy	Water Treatment Subsystem Class 1	October 31, 2027
Rachelle Iondry	Water Treatment Subsystem OIT	September 30, 2027
Brian Love	Water Treatment Subsystem OIT	September 30, 2027

The required testing was completed to the best of our knowledge.



AMANDA FUSCO

Director of Legislated Services & City Clerk
Corporate Services Department
Kitchener City Hall, 2nd Floor
200 King Street West, P.O. Box 1118
Kitchener, ON N2G 4G7
Phone: 519.904.1402 Fax: 519.741.2705
amanda.fusco@kitchener.ca
TTY: 519-741-2385

SENT VIA EMAIL

September 26, 2025

Honourable Doug Ford
Premier of Ontario
Legislative Building
Queen's Park
Toronto ON M7A 1A1

Dear Premier Ford:

This is to advise that City Council, at a meeting held on August 25, 2025, passed the following resolution regarding postage:

"WHEREAS Postage costs have seen significant increases, including 25% in 2025 alone;

WHEREAS paper billing has a further environmental cost in both materials (trees) and transportation;

WHEREAS paper billing is increasingly being displaced by environmentally friendly and cost-efficient e-billing;

WHEREAS the Municipal Act indicates the right to a paper bill, and cost-recovery fees for paper billing for tax, and utility bills are unclear;

THEREFORE BE IT RESOLVED that Kitchener City Council request the Province of Ontario to amend the Municipal Act to permit municipalities the ability to grandfather-out paper billing as the default option, and to permit municipalities to establish fees for paper billing for new accounts that opt for this method of delivery;

THEREFORE BE IT FINALLY BE RESOLVED that a copy of this motion be sent to the Association of Municipalities of Ontario, the Premier of Ontario, the Ministry of Municipal Affairs and housing, all other municipalities within Ontario for their consideration and possible endorsement."

Yours truly,

A handwritten signature in cursive script that reads "A. Fusco".

A. Fusco
Director of Legislated Services & City Clerk

Cc: Hon. Rob Flack, Minister of Municipal Affairs and Housing
Association of Municipalities Ontario (AMO)
Sloane Sweazey, Senior Policy Advisor, City of Kitchener
Ontario Municipalities



CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 50-2025

Being a by-law to confirm the proceedings of the Council of the Corporation of the Municipality of Morris-Turnberry, for its meeting held on October 7, 2025.

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

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

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Municipality of Morris-Turnberry for the October 7, 2025, meeting be confirmed and adopted by By-law;

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

1. The action of the Council of the Corporation of the Municipality of Morris-Turnberry at its meeting held on October 7, 2025, in respect of each recommendation contained in the Minutes and each motion and resolution passed and other action taken by the Council of the Corporation of the Municipality of Morris-Turnberry at the meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this By-Law; and
2. The Mayor and proper officials of the Corporation of the Municipality of Morris-Turnberry hereby authorize and direct all things necessary to give effect to the action of the Council to the Corporation of the Municipality of Morris-Turnberry referred to in the preceding section thereof;
3. The Mayor and CAO/Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of the Corporation.

Read a FIRST and SECOND time, October 7, 2025

Read a THIRD time and FINALLY PASSED, October 7, 2025

Mayor, Jamie Heffer

Clerk, Trevor Hallam