



MUNICIPALITY OF MORRIS-TURNBERRY

COUNCIL AGENDA

Tuesday, November 18, 2025, 7:30 pm

The Council of the Municipality of Morris-Turnberry will meet in Council Chambers in regular session on November 18, 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 November 18, 2025, as presented.

~

3.0 DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST

4.0 MINUTES

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the November 4, 2025, Council Meeting Minutes as written.

~

5.0 ACCOUNTS

*Moved by ~
Seconded by ~*

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

~

6.0 PUBLIC MEETINGS AND DEPUTATIONS

6.1 CONSENT C51-2025 JORRITSMA (MONOWAY FARMS)

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

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry recommends to Huron County Council that proposed severance C51-2025 be denied, as it is not consistent with the PPS and does not conform to the Huron County Official Plan or the Morris-Turnberry Official Plan or Zoning By-Law.

~

6.2 DEEMING BY-LAW APPLICATION DB01-2025 GRANT

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

*Moved by ~
Seconded by ~*

THAT leave be given to introduce By-Law 54-2025, being a by-law to deem Lots 13, 14, 17, 18 and 19 on Plan 278 Turnberry to not be on a registered plan of subdivision for the purposes of Subsection 4 of Section 50 of the Planning Act, and that it now be read severally a first, second, and third time, and finally passed.

~

7.0 **STAFF REPORTS**

7.1 PLANNING

7.1.1 Bill 60 update

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

7.2 BY- LAW ENFORCEMENT

7.2.1 By-Law Enforcement Activities – September and October 2025

A report has been prepared by CBO/By-Law Enforcement Officer Kirk Livingston regarding by-law enforcement activities for September and October.

7.3 BUILDING

7.3.1 Building Department Activities – September and October 2025

A report has been prepared by CBO/By-Law Enforcement Officer Kirk Livingston regarding building department activities for September and October.

8.0 **BUSINESS**

8.1 25-603 GRADER REPLACEMENT

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

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby accepts the quotation of Brandt Tractor Ltd. for a 2026 John Deere 872 P Tier Grader in the amount of \$689,900.00 (excluding HST) and authorizes the Mayor and CAO Clerk to execute the tender and all other required documents.

~

8.2 PROPOSED CHANGE TO LANDFILL HOURS OF OPERATION

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

THAT the Council of the Municipality of Morris-Turnberry hereby approves the amended hours of operation for the Morris Landfill effective December 6th, and direct staff to provide notice to affected parties.

~

8.3 FEES AND CHARGES 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 directs staff to return a by-law to the next meeting of Council to adopt the fee schedule as presented.

~

8.4 CONFERENCES 2026

A report originally presented October is returned here for further consideration.

*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 Conferences and events indicated:
(Councillor) – (Conference Name)*

~

9.0 **COUNCIL REPORTS**

Kevin Freiburger

Jamie McCallum

Sharen Zinn

Jodi Snell

Jamie Heffer

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

10.1 Minutes – MVCA Board Meeting, September 17, 2025

10.2 Notice of Consultation – Regional Consolidation of Conservation Authorities

10.3 Outstanding Action Items

11.0 **ITEMS FOR A FUTURE AGENDA**

12.0 **BY-LAWS AND AGREEMENTS**

None.

13.0 **CLOSED SESSION**

13.1 None.

14.0 **CONFIRMING BY-LAW**

*Moved by ~
Seconded by ~*

THAT leave be given to introduce By-Law 55-2025, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on November 18, 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, December 2, 2025, 7:30 pm
Regular Meeting of Council – Tuesday, December 16, 2025, 7:30 pm

5.0 **ACCOUNTS**

Motion 232-2025

*Moved by Jodi Snell
Seconded by Jamie McCallum*

*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**

None.

8.0 **BUSINESS**

8.1 **SALE OF LAND TO HODGINS BUILDING CENTER LTD**

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

Motion 233-2025

*Moved by Jamie McCallum
Seconded by Jodi Snell*

*THAT leave be given to introduce By-Law 52-2025, being a by-
law to authorize the sale and disposition of land to Hodgins
Building Centre, and that it now be read severally a first, second,
and third time, and finally passed.*

Carried.

8.2 **BATTERY ENERGY STORAGE SYSTEM PROPOSAL REQUEST FOR SUPPORT**

A report was presented by CAO/Clerk Trevor Hallam in this regard.
Council was supportive of the request at this stage, but questions about the particulars of
the proposal that will have to be addressed should the proponent’s proposal be selected.

Motion 234-2025

*Moved by Sharen Zinn
Seconded by Jodi Snell*

WHEREAS:

- 1. The Proponent is proposing to construct and operate a Long-Term Capacity Services Project located on Municipal Project Lands, as defined and with the characteristics outlined in the table below, under the Long-Term 2 Capacity Services (Window 1) Request for Proposals (“LT2(c-1) RFP”) issued by the Independent Electricity System Operator (“IESO”).*
- 2. Capitalized terms not defined herein have the meanings ascribed to them in the LT2(c-1) RFP.*
- 3. The Proponent has delivered, no later than sixty (60) days prior to the Proposal Submission Deadline, a Pre-Engagement Confirmation Notice to an applicable Local Body Administrator in respect of the Municipal Project Lands that includes the details outlined in the table below, except for the Unique Project ID which should only be required as part of the Pre-Engagement Confirmation Notice if available.*

Legal name of the Proponent	Aurora Renewables Inc.
-----------------------------	------------------------

<i>Name of the Long-Term Capacity Services Project</i>	<i>ARI Wingham</i>
<i>Technology of the Long-Term Capacity Services Project</i>	<i>Lithium-Ion Battery Energy Storage System</i>
<i>Maximum potential Contract Capacity of the Long-Term Capacity Services Project (in MW)</i>	<i>30.00</i>
<i>Roll Number of Municipal Project Lands</i>	<i>4060490012037000 000 and 4060490012036000 000</i>

4. *Pursuant to the LT2(c-1) RFP, if the Long-Term Capacity Services Project is proposed to be located in whole or in part on Municipal Project Lands, the Proposal must include Municipal Support Confirmation which may be in the form of a Municipal Resolution in Support of Proposal Submission;*

NOW THEREFORE BE IT RESOLVED THAT:

5. *The council of the Municipality of Morris-Turnberry supports the submission of a Proposal for the Long-Term Capacity Services Project located on the Municipal Project Lands.*
6. *This resolution's sole purpose is to satisfy the mandatory requirements of Section 4.2(c)(iii) of the LT2(c-1) RFP and may not be used for the purpose of any other form of approval in relation to the Proposal or Long-Term Capacity Services Project or for any other purpose.*
7. *The Proponent has undertaken, or has committed to undertake, Indigenous and community engagement activities in respect of the Long-Term Capacity Services Project to the satisfaction of the Municipality.*
8. *The Municipal Project Lands does not include lands designated as Prime Agricultural Lands in the Municipality of Morris-Turnberry's Official Plan.*

Carried.

9.0 **COUNCIL REPORTS**

Kevin Freiburger

Attended a training session for the Morris-Turnberry Emergency Control Group on October 24th, and an Emergency Management Exercise on October 30th.

Jamie McCallum

No report.

Sharen Zinn

No report.

Jodi Snell

No report.

Jamie Heffer

Attended a training session for the Morris-Turnberry Emergency Control Group on October 24th, and an Emergency Management Exercise on October 30th. Attended the 20th anniversary celebration for Habitat for Humanity Huron County on October 26th 20th.

Mayor Jeffer also recognized Director of Public Works Mike Alcock for successfully completing the AORS leadership development program.

10.0 CORRESPONDENCE, MINUTES, ITEMS FOR INFORMATION

- 10.1 Monthly Report – North Huron Fire – September 2025
- 10.2 Minutes – SVCA Board – September 18, 2025
- 10.3 Minutes – Belmore Arena Board – September 2025
- 10.4 Board Meeting Highlights – AMDSB – October 28, 2025
- 10.5 Resolution – HST on New Homes – Bradford West Gwillimbury
- 10.6 Resolution – Conservation Fee Freeze - Plympton-Wyoming
- 10.7 Outstanding Action Items

Motion 235-2025

*Moved by Jamie McCallum
Seconded by Kevin Freiburger*

THAT the Council of the Municipality of Morris-Turnberry hereby supports and endorses the resolution from the Town of Plympton-Wyoming, urging the Province of Ontario to reconsider the fee freeze mandate for conservation authorities and to implement a funding framework that protects municipal taxpayers from cost recovery deficits, while supporting a sustainable and balanced approach to conservation authority financing.

Carried.

11.0 ITEMS FOR A FUTURE AGENDA

None.

12.0 BY-LAWS AND AGREEMENTS

None.

13.0 CLOSED SESSION

- 13.1 None.

14.0 CONFIRMING BY-LAW

Motion 236-2025

*Moved by Sharen Zinn
Seconded by Jamie McCallum*

THAT leave be given to introduce By-Law 53-2025, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on November 4, 2025, and that it now be read severally a first, second, and third time, and finally passed.

Carried.

15.0 ADJOURNMENT

Motion 237-2025

*Moved by Jamie McCallum
Seconded by Kevin Freiburger*

THAT the Council of the Municipality of Morris-Turnberry does now adjourn at 7:45 pm.

Carried.

NEXT MEETINGS:

Regular Meeting of Council – Tuesday, November 18, 2025, 7:30 pm
Regular Meeting of Council – Tuesday, December 2, 2025, 7:30 pm

Mayor, Jamie Heffer

Clerk, Trevor Hallam

Municipality of Morris-Turnberry
Account List for

November 18 2025

General

Telizon	Long Distance Phone	2.24
Hydro One	Morris Office	351.23
Enbridge	Morris Office	17.16
Tuckersmith Communications	Morris Office Internet	180.80
MicroAge Basics	Office Supplies & IT Support	2,436.55
Orkin Canada	Pest Control - Bluevale Hall	67.60
CIBC VISA	Coffee Supplies	868.37
	Online Council Meetings	24.28
	Water	58.72
	Clerks Forum Registration	416.97
	Postage	<u>264.19</u>
		1,632.53
North Huron Publishing Company Inc	Advertisements	67.80
Midwestern Newspapers Corp	Advertisements	226.00
Krantz Law Professional Corporation	Legal	333.40
Donnelly Murphy	Legal	1,348.00
Minister of Finance	Policing - September	39,342.00
Township of North Huron	Fire Agreement Q4 Installment	89,454.98
Township of North Huron	2025 Hydrant Maintenance Charge	2,600.00
Municipality of Huron East	2025 Brussels Streetlights	663.59
Municipality of Huron East	2025 Brussels Water & Sewer	80,895.60
Technical Standards and Safety	Bluevale Hall Chairlift Licence	272.50

Payroll

November 5 2025	Payroll	25,857.89
	Expenses	111.60

General Total 245,861.47

Building Department

Foxtan Fuels	Fuel	338.54
Property Owners	Return Permit Deposits	235.00

Payroll

November 5 2025	Payroll	5,653.13
	Expenses	-

Building Total 6,226.67

Property Standards

Keppelcreek	Property Standards - October	1,874.56
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Property Standards Total 1,874.56

Drainage

Ryan Construction Brussels Ltd	McCutcheon Municipal Drain	2,983.20
CIBC VISA	Grant Municipal Drain	62.84
Horst Excavating Inc.	Masson Municipal Drain	114,833.94
Headway Engineering	Masson Municipal Drain	24,169.14
Robinson Farm Drainage Limited	Grant Municipal Drain	36,856.03

Drainage Total 178,905.15

Parks & Cemeteries

Hydro One	Kinsmen Park	33.42
Ideal Supply	Kinsmen Park - Light Covers	264.37
PE Inglis Holdings Inc.	Portable Unit - Hwy 86 Rest Stop	192.10

Parks & Cemeteries Total 489.89

Belgrave Water

Hydro One	Belgrave Water	1,443.85
Hydro One	Humphrey Well	49.36
Rogers	Belgrave Water	85.93
Hay Communications	Belgrave Water	22.60
Pannabecker Holdings Inc.	Belgrave Water	960.50
The Plumber	Eye Wash Station Retrofit	118.65

Water Total 2,680.89

Landfill

Hydro One	Morris Landfill	81.63
Goderich Print Shop	Landfill Weigh Slips	565.00
PE Inglis Holdings Inc.	Portable Unit	135.60
Robert's Equipment	Parts for Compactor	235.30
Joe Kerr Ltd.	Compactor Maintenance	5,158.95
SGS Canada Inc	Turnberry Landfill	1,835.12
Bluewater Recycling Assoc	Curbside Pickup - November	8,253.27

Landfill Total 16,264.87

Roads

Hydro One	Streetlights	1,241.88
Hydro One	Morris Shop	175.61
Hydro One	Turnberry Shop	260.89
Enbridge	Morris Shop	34.33
CIBC VISA	Courier	165.43
MicroAge Basics	Laptop & Office Supplies	5,354.52
Foxton Fuels	Fuel	10,490.80
Sepoy Trade Solutions	Shop Supplies	11.30
Radar Auto Parts	Shop Supplies & Parts for 19-07 F550	31.18
Leslie Motors	Safety for 19-07 F550	3,711.02
MGM Townsend Tire	Repair for 13-03 Grader	785.18
Osprey Equipment Repair Ltd.	Repair for 13-03 Grader	904.00
Brandt London	Repair for 13-03 Grader	10,439.95
Cedar Signs Inc.	Roadsigns	1,658.72
Walker Construction Limited	Salem & Glenannon Road Paving Holdback	46,423.31
Ryan Construction Brussels Ltd	Culvert on Keffer & C-Line, Ditching on Cranbrook	4,288.35

Payroll

November 5 2025	Payroll	26,496.04
	Expenses	-

Roads Total 112,472.51

Account Total 564,776.01

Approved By Council:

November 18 2025

Mayor - Jamie Heffer

Treasurer- Sean Brophy



PLANNING & DEVELOPMENT

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Consent Application Report – File C51-2025

Owner: Monoway Farms Limited	Date: November 13, 2025
Applicant: Klaas Jorritsma	
Property Address/Description: Concession 6 Pt N Lot 16 (intersection of Clyde Line and Morris Rd)	

Recommendation: That provisional consent be:

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

Purpose:

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

Area Severed: 30 acres +/- (12.14 ha)	Official Plan Designation: Agriculture, Non-Prime Agriculture & Natural Environment	Zoning: AG1 (General Agriculture) & NE2 (Natural Environment – Limited Protection)
Area Retained: 70 acres +/- (28.33 ha)	Official Plan Designation: Agriculture, Non-Prime Agriculture & Natural Environment	Zoning: AG1 (General Agriculture), NE2 (Natural Environment – Limited Protection)
Area to be Enlarged: 2 acres +/- (0.81 ha)	Official Plan Designation: Agriculture & Non-Prime Agriculture	Zoning: AG4 (Agriculture Small Holding)

Review: This application:

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

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

Agency Comments:

	Not Received	No Objections	Comments
Neighbours	✓		
Morris-Turnberry Staff		✓	

Figure 1. Air photo showing the severed parcel (outlined in blue), retained parcel (outlined in red), and the lot to be enlarged (black hatched lines).



Figure 2. Air photo showing the resulting properties.



Figure 2. Photo of subject property showing the residence and grassed area to the west, retained farmland to the east.



Figure 3: Photo of subject property showing the residence to the east and the farmland proposed to be added to the residential parcel.



Figure 4. Photo of subject property showing the natural environment features.



Planning Comments

- The purpose of this application is for a lot enlargement. The proposed vacant land to be severed is approximately 30 acres, consisting of 25.6 acres of natural environment land and 4.4 acres of agricultural land. The proposed vacant land to be retained is approximately 70 acres consisting of agricultural land. It is proposed that the severed lands will merge with the abutting property legally described as Concession 6, Pt N Lot 16 (84670 Clyde Line) to create a 32 acre parcel.
- The lot to be enlarged (84670 Clyde Line) was created by way of a severance in 1985 (File B33-85) for the purpose of severing a surplus farm dwelling, resulting in the creation of a residential lot.
- The intent of the proposed severance is to convey a portion of land that the applicant and owner consider surplus and unsuitable for ongoing farm operations, particularly the natural environment area. The applicant intends to continue farming the agricultural portion of the lands to be added and has expressed interest in future space for a drive shed. No new development is proposed within the natural environment features.
- The subject lands contain the following natural heritage features: riparian meadow, meadow, mixed woodland, deciduous woodland, and a major watercourse. The County Biologist reviewed the proposal and advised that as no development is proposed within these natural areas, no further review is required at this time. Should development be proposed in the future, a subsequent planning application and corresponding environmental review would be required.

- The Provincial Planning Statement (PPS) 2024, and the Huron County Official Plan permit severances in the prime agricultural area for legal or technical reasons, including purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot. The PPS and the Huron County Official Plan also permit severances for agricultural purposes where parcels are of a size appropriate for the type of agricultural uses common in the area, to be set out in local Plans.
- This proposal is not consistent with the purposes outlined in the PPS or the Huron County Official Plan. The boundary adjustment is not considered to be minor due to the overall acreage involved in the severance (30 acres), and because the agricultural portion within the severed parcel is approximately double the size of the existing residential parcel to be enlarged. Further, the retained parcel does not meet the minimum lot size requirement of 38 hectares (94 acres) in Section 3.3.3 of the Morris-Turnberry Official Plan. As a result, the proposal does not satisfy applicable policies for the severed parcel as it is not considered a minor lot adjustment, nor for the retained parcel, as it would create an undersized agricultural lot.
- The Morris-Turnberry Official Plan provides further direction for land division in the Agricultural and Natural Environment Designations. The applicable agricultural policies are listed below:
 - Section 3.4.4: Where the land being conveyed is to be added to an abutting, existing non-farm use, a consent may be granted provided that a minimum amount of productive agricultural land is involved and the conveyance is for convenience or servicing purposes.
 - Section 3.4.8: Consents may be granted for title correction purposes and for minor lot boundary adjustments.
- The proposed consent does not conform to these policies. The lot adjustment is not considered to be minor for the reasons outlined above, nor is the additional land required for the convenience of the functionality of the parcel to be enlarged.
- The proposed consent does not conform to the natural environment policies outlined in Section 4.4.4 of the Morris-Turnberry Official Plan. The conveyance is to a private landowner, not a public body or agency, the adjustment is not minor, and the minimum lot size requirements are not met.
- Planning staff recommended an alternative boundary adjustment that would include the grassed area south of the lot to be enlarged (approximately 1 acre), which would constitute a minor adjustment and provide sufficient land for accessory buildings. However, this option was not pursued by the applicant.
- No concerns have been received from the public or staff. The Public Works Department notes that the properties do not qualify for additional entrances off Clyde Line.

Conclusion:

The proposed consent is not consistent with the PPS and does not conform to the Huron County Official Plan or the Morris-Turnberry Official Plan for either of the severed or retained parcel. The severed parcel is not considered a minor boundary adjustment, as it involves the conveyance of agricultural land that is approximately double the size of the lot to be enlarged, which was originally created for residential purposes. Additionally, the retained parcel would not meet the minimum lot size requirement for agricultural lands as established in the Morris-Turnberry Official Plan and Zoning By-law.

As a result, it is recommended that application C51-2025 be denied.

Sincerely,



Sarah Kurtz
Planner



PLANNING & DEVELOPMENT

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www.huroncounty.ca

To: Warden and Members of Morris-Turnberry Council

From: Sarah Kurtz, Planner

Date: November 13th, 2025

Re: Deeming By-law Application DB01-2025

PLAN 278 LOT 13 LOT 14 LOT;17 TO 19 (86737 Fischer Line, Morris-Turnberry)

Applicant: Nancy Michie

Owners: Kenneth and Helen Grant

RECOMMENDATION

It is recommended that:

1. The attached by-law under Section 50(4) of the Planning Act to deem Lot 17, Lot 18 and Lot 19, Plan 278 not a plan of subdivision be passed.

PURPOSE AND DESCRIPTION

The subject lands are designated Residential on Schedule B of the Morris-Turnberry Official Plan (East of Wingham and Junctionville) and zoned VR1 (Village Residential – Low Density) in the Morris-Turnberry Zoning By-law.

The property located at 86737 Fischer Line historically consists of Lots 13, 14, 17, 18 and 19 in Plan 278. The existing residence is located on Lots 13 and 14, with no changes being proposed. The applicant is requesting that Lot 17, Lot 18, and Lot 19 be deemed in order to permit the future construction of a single detached dwelling. The existing lots separately are undersized and constrained by servicing and zoning limitations. Lots 17 to 19 are currently vacant, and the increased lot area will improve compliance with zoning and servicing requirements, particularly regarding septic system functionality.

The deeming by-law is required to allow the Chief Building Official to consider the lots as one property for the purposes of issuing a building permit per Section 3.24 of the Zoning By-law.

COMMENTS

Section 50(4) of the Planning Act gives Council the ability by by-law to designate any plan of subdivision or part of a plan of subdivision that has been registered for eight years or more to be deemed not to be a plan of subdivision for subdivision control purposes (this is commonly referred to as a deeming by-law). There are no notice requirements for a deeming by-law before Council passes the by-law although the owner of the lands is required to be informed once the by-law is passed and must be

given the opportunity to address Council regarding the by-law, if such a request is received within twenty days of the notice of passing being sent.

PLANNING REVIEW

The resulting subject property complies with the Zoning By-law, as it fronts onto an open public road (Fischer Line) and meets the frontage and depth requirements of the VR1 Zone without removing the ability for Lots 13 and 14 to meet these requirements. The proposal also conforms to the intent of both the local and County Official Plans, which direct residential development to urban areas.

The applicant submitted a hydrogeological (nitrate) study conducted by Ian D. Wilson Associates Limited in September 2025 in support of the application's purpose of developing for a single detached dwelling.

A copy of the draft deeming by-law is attached to this report.

Figure 1. Plan 278 showing existing lot fabric with approximate lot sizes. Lot 17 = 0.25 acres, Lot 18 = 0.26 acres, Lot 19 = 0.30 acres.

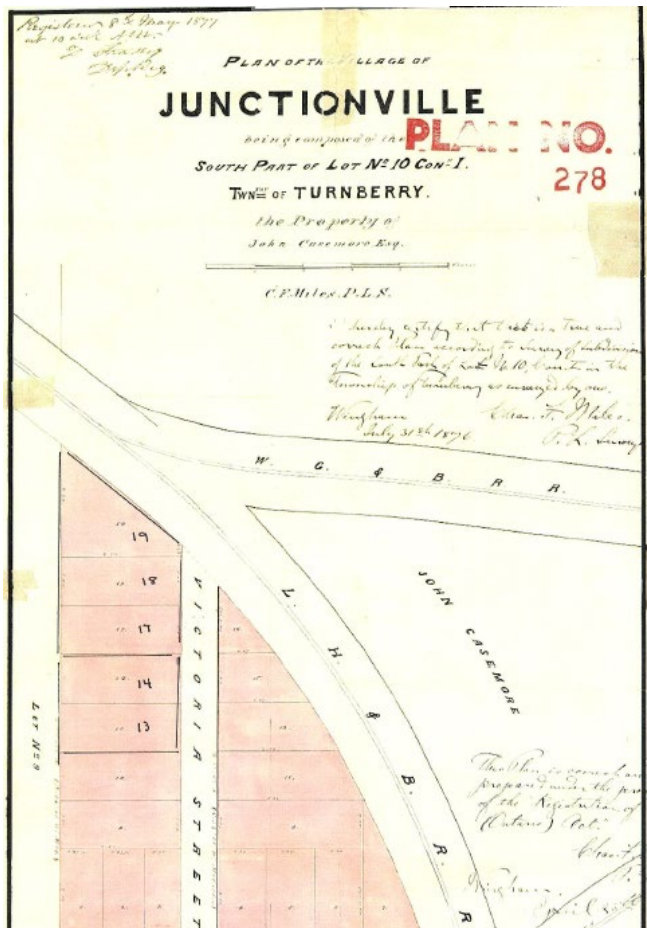


Figure 2. Air Photo of Subject Property showing Lot 17-19 as one lot (approximately 0.80ac).



It is recommended that the requested deeming by-law be passed.

Sincerely,

Sarah Kurtz, Planner



CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 54-2025

Being a by-law to deem lots on a registered plan to not to be on a registered plan of subdivision.

WHEREAS Section 50(4) of the Planning Act, R.S.O. 1990, as amended, authorizes a municipality to designate any plan of subdivision or part thereof that has been registered for eight years or more as not being a plan of subdivision for subdivision control purposes;

AND WHEREAS it is deemed expedient, in order to adequately control the development of land in the municipality, that a by-law be enacted pursuant to the said Section 50(4);

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

1. That Lots 13, 14, 17, 18 and 19 on Plan 278 Turnberry are hereby deemed to not be on a registered plan of subdivision for the purposes of Subsection 4 of Section 50 of the Planning Act.
2. That the said lots are identified on the attached Schedule 'A' being Plan No. 278 Turnberry, which forms part of this by-law.
3. That Lots 13 and 14, Plan 278 Turnberry shall be consolidated as 1 lot, and Lots 17,18 and 19, Plan 278 Turnberry shall be consolidated as 1 lot, as set out in Schedule 'B' of this by-law ;
4. That this by-law will come into full force and effect upon its registration in the proper land registry office.

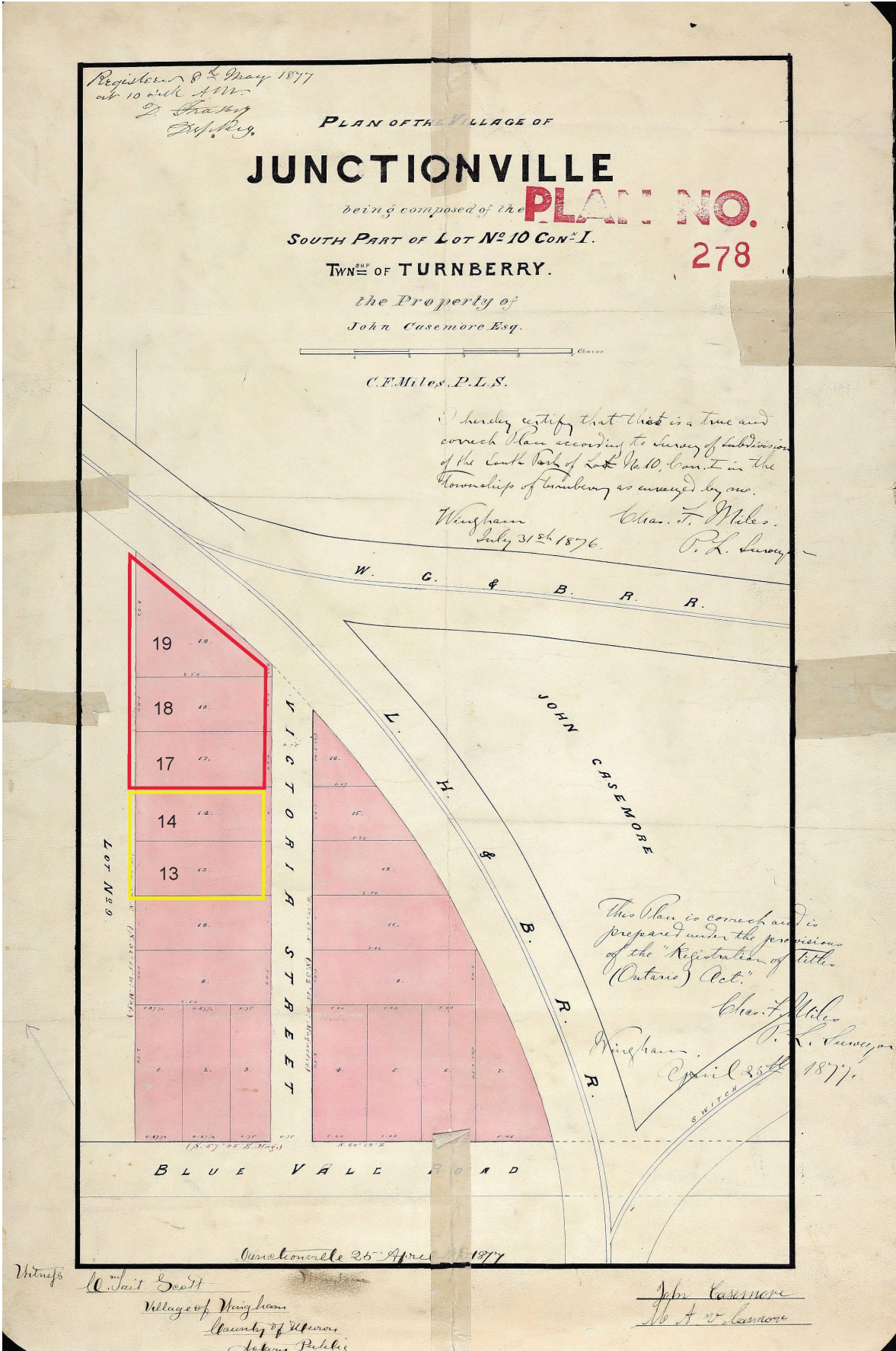
Read a FIRST and SECOND time this 18th day of November 2025

Read a THIRD time and FINALLY PASSED this 18th day of November 2025

Mayor, Jamie Heffer

Clerk, Trevor Hallam

BY-LAW NO. 54-2025
SCHEDULE 'A'



BY-LAW NO. 54-2025
SCHEDULE ‘B’

That the following lands in the Municipality of Morris-Turnberry shall be deemed by
By-law No. 54-2025 and consolidated, as follows:

<u>Plan Number</u>	<u>Lots to be deemed and to be consolidated</u>
Plan 278 Turnberry	Lot 13 and Lot 14
Plan 278 Turnberry	Lot 17, Lot 18 and Lot 19



PLANNING & DEVELOPMENT

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To: Warden and Members of Morris-Turnberry Council
From: Sarah Kurtz, Planner & Denise Van Amersfoort, Manager of Planning
Date: November 12, 2025

Re: Bill 60, Fighting Delays, Building Faster Act, 2025 - Proposed Planning Changes

RECOMMENDATION

That the Council of the Municipality of Morris-Turnberry receive the report by Sarah Kurtz, County Planner & Denise Van Amersfoort, Manager of Planning, dated November 12, 2025 titled Bill 60, Fighting Delays, Building Faster Act, 2025, for information.

Background

The Province has introduced Bill 60, Fighting Delays, Building Faster Act, 2025 with the intent to protect Ontario's economy from red tape, streamline the building of new homes and infrastructure and relieving issues at the Landlord and Tenant Board. The proposed legislation received first reading on October 23, 2025 and is comprised of more than forty (40) initiatives including changes to the Building Code Act, Development Charges Act, Planning Act, Highway Traffic Act and Residential Tenancies Act.

The commenting period for the corresponding Regulations for the changes to the Planning Act is open until November 22, 2025 on the Environmental Registry of Ontario (ERO 025-1097).

COMMENTS

This report focuses on the proposed changes to the Planning Act under Schedule 10 and provides an overview of the changes most relevant in Huron County.

Community Improvement Plans (CIPs)

This bill enhances the flexible use of Community Improvement Plan as a tool in community development. The change allows all upper tier municipalities to adopt CIPs and allow all municipalities to fund their respective plans.

To date, the County of Huron has not been able to adopt a Community Improvement Plan; this change provides the option to implement programs through this Planning Act tool should County Council wish.

Streamline Municipal Application Processes

The Province has proposed to investigate opportunities to streamline how planning and building permit applications are processed and tracked in the Province. This may be in response to requirements to report housing starts to the Province for those municipalities with Provincial targets; Huron does not have any set provincial housing targets.

Further, Huron has already implemented a digital planning application software, known as CloudPermit, for all County and local applications which has been well received by the development community.

Streamline Ministerial Decisions

It is proposed that the requirement for Minister's decisions to be consistent with the Provincial Planning Statement be removed. This would also involve Minister's Zoning Orders (MZOs) no longer being regulations under the Planning Act and following a more flexible approvals process for provincial priorities such as long-term care, transit-oriented communities and housing.

No Minister's Zoning Orders have been implemented in Huron to date.

Variations to Minor Variances

In June of 2025, Bill 5 (The Protect Ontario by Building Faster and Smarter Act), introduced regulation making authority for variances to Zoning By-law setbacks to be permitted 'as of right' if a development proposal is within a certain percentage of the required setback. This would apply to urban residential lands on full municipal services and exclude areas such as hazard lands, lands near shorelines and railways. In Bill 60, the Province is expanding to additional prescribed performance standards, such as height and lot coverage, to be altered in the same manner (eg. reduced minimum or increase maximum by 10%).

This would mean that there would be fewer applications submitted and fewer hearings for minor variances before a municipal committee of adjustment for these proposals. It also means there would be no notification to neighbours or public process when an alteration to zoning standards is made.

This will lead to increased responsibility for local building department staff to review for zoning compliance and advise applicants on related implications for drainage, parking depth, snow storage, etc.

Implementing regulations are required to enact this change; Planning staff will continue to monitor and bring forward additional information when available.

Septic Systems for On-Farm Worker Housing

Bill 60 proposes to allow more septic systems for on-farm housing to be regulated under the Building Code. Currently, the Ontario Water Resources Act, permits septic systems under 10,000 liters per day to be regulated under the Ontario Building Code while larger systems require an Environmental Compliance Approval (ECA) from the Province. To support the construction of on-farm worker housing, systems up to 50,000L/day on an agricultural lot are proposed to be regulated under the Ontario Building Code.

In Huron, the local municipalities are responsible for issuing sewage system permits under Section 8 of the Ontario Building Code. This change would increase the area of responsibility for local municipal staff to include larger systems and may require additional training.

Streamline Official Plans (ERO 025-1099)

The Province is consulting on a proposal to set clear parameters for municipal official plans (OP) with the aim of increasing consistency across municipalities. Proposed changes range from standardizing contents to limiting the length of OPs. The government is calling for best practices and examples of how Official Plans can be more flexible, streamlined and growth-oriented.

The following sections outline how Official Plans in Huron are structured to deliver effective and efficient planning and to respond to the questions posed by the Province.

Huron County currently has ten (10) Official Plans which govern development: one (1) upper tier OP and nine (9) lower tier or local OPs.

The County OP is a higher order policy document which is limited in length (45 pages) and detail but provides critical, overarching policy direction to ensure consistent interpretation and application of Provincial direction within Huron County. Huron was the first County in Ontario to have an Official Plan (approved in 1973); the County OP has never been subject to a private initiated Official Plan Amendment and Huron's OP has never contained land use designations over its' 50-year implementation. The Huron County OP is a model of an upper tier Plan which could be replicated for other upper tiers, particularly those outside of the fastest growing regions of the Province.

Each local municipality has its' own Official Plan which include more detailed policy frameworks addressing the local contexts and including land use designations. While many of the local Official Plans contain similar policy directives (for agriculture for example), specific and detailed policies are required to address unique circumstances such as settlement areas within floodways, shoreline hazards, and economic drivers such as the Goderich Harbour. The local Official Plans, while more detailed and highly effective, are still incredibly concise; for example, the Town of Goderich Official Plan is 48 pages in length and the Township of Ashfield-Colborne-Wawanosh's is 66 pages in length.

The current model in Huron is streamlined in that the County is the approval authority for the nine (9) local Official Plans, undisputed Official Plan Amendments are delegated to staff for approval and the majority of local Official Plan Amendments reach a decision within 3-4 months from complete application.

The County efficiently updates the County Official Plan to maintain consistency with the Provincial Planning Statement; for example, an amendment to implement the 2024 PPS was initiated within 2 months of release and is in full force and effect after a thorough consultation process including Provincial staff, Indigenous Nations, farm organizations and community groups.

All Huron County Official Plans are designed to be clear, concise and comprehensive with a keen attention to maintaining flexibility for interpretation where appropriate. Development standards are reserved for the implementing zoning bylaws wherever possible and where numbers are provided in an OP, they provide guidance and are not to be interpreted as hard limits.

The County questions the rationale of equating the length of an Official Plan with population size. While Huron's population is modest in comparison to other geographies across Ontario, the challenges presented by the landscape requires sufficient policy direction (eg. 100km of shoreline).

Official Plans within Huron maintain a standardized list of designations at present so the proposed concept is generally supported but there is a need to apply a rural lens onto the standardized list. For example, additional residential designations may not be required in a small town setting while a specialized commercial designation may respond more appropriately to traditional main streets.

In terms of the process and time required to bring documents into conformity, it would appear to be sensible to proceed with the upper tier OP first, followed by local OPs at the time of their next 5 or 10 year review. Huron's shared service planning model allows for the capacity, technical expertise, and local understanding to facilitate all Official Plan reviews and updates to be completed by in-house staff.

In summary, in response to the Province's questions, the Official Plans in Huron County are designed to provide flexible and streamlined land use planning direction which effectively implements the Provincial direction in our rural and small urban areas and responds efficiently to development.

Minimum Lot Sizes for Urban Residential Land (ERO 025-1100)

Within local Zoning Bylaws, municipalities set minimum lot sizes for residential development (ie. the smallest permissible size for a property). There is a wide range across the Province of minimum lot standards which impacts housing options, affordability and the process of subdividing into lots smaller than the set standard. The Province is seeking feedback on a series of questions relating to minimum lot sizes for residential development in fully serviced (municipal water and sewer) settings.

Huron County has implemented a housing-friendly lens to local Official Plans and Zoning Bylaws which directly addressed similar subject matter. In Huron's approach, zoning performance standards were altered to create maximum flexibility and yield not only increased number of housing units but a wider variety of housing types. Specific changes included:

- Permitting up to 4 units as of right in low density zones;
- Permitting 2 storey development (no unit maximum) as of right in medium density zones;
- Permitting 3-5 storey development (no unit maximum) as of right in high density zones.
- Reducing all setback requirements to permit maximum flexibility (ie. interior side yards of 1.5 metres to maintain compliance with Ontario Building Code limiting distance and to permit lot grading and drainage plans to function);
- Reduced parking requirements to 1 space per unit, permitting a market-based approach to parking provision while recognizing the challenges of rural transit models;
- Maintain lot coverage and open space requirements that respond to the level of stormwater infrastructure in established neighbourhoods and sufficient greenspace to mitigate impacts of a changing climate.

Rather than permit small lots as of right, Huron's approach has been to permit more dense forms of housing on low density lots because the size of the lots allows for flexibility in accommodating different types of housing units, now and into the future. In newly developing areas and appropriate infill locations, Huron has approved reduced lot frontages where a neighbourhood is designed to deliver more compact forms and has the related infrastructure to support (eg. stormwater management facilities). This approach has been in effect for several years and is yielding new housing starts.

Municipalities should be required to permit increased density as of right in all urban settings but minimum lot size remains an important tool in ensuring the lot fabric of communities can adapt to future changes in desired building forms. Providing guidance on recommended zoning standards would be helpful in achieving consistency but municipalities should maintain the ability to respond to localized conditions (ie. neighbourhoods within an existing floodplain).

An experience in Huron involving small lot sizes comes from the rebuilding process following the 2011 Goderich tornado. In the downtown, historical development had led to very small lot sizes. When the existing buildings were destroyed, the lot fabric was too tight to allow for baseplates of new development which met the requirements of the Ontario Building Code. Multiple landowners had to work together through a condominium agreement with shared infrastructure (eg. stairwells, elevator, etc) to facilitate a viable development. It is conceivable that the same situation could arise if lot sizes down to 6 metres in frontage were permitted.

Consultation on Enhanced Development Standards (ERO 025-1101)

The Province is consulting on future changes regarding municipal development standards at the lot level (outside of buildings). There is no definition of enhanced development standards in the Planning Act but these could include 'green development standards' such as bioswales, permeable pavement, other vegetative elements, native tree planting, soil volume, bicycle parking, etc.

In Huron County, lot level development standards have typically been implemented through Site Plan Control for larger developments, and on an individual lot scale, the Zoning Bylaw and local building bylaws. For example, on an individual lot, the Zoning Bylaw establishes the minimum percentage of open space required and a lot grading and drainage plan is typically required to demonstrate how the lot design accommodates stormwater.

While no municipalities in Huron require green development standards, related practices provide benefits for human health and adapting to a changing climate (eg. planting trees, stormwater management features, low impact development, etc).

Communal Water and Wastewater Systems

Ontario is consulting on how to further expand the use of communal water and wastewater systems to spur new development in rural communities that are not serviced by municipal water and sewer. Potential changes may support a more streamlined process for municipal consent and provincial approvals for communal systems to enable greater water and wastewater servicing capacity and housing supply in underserved rural communities led through public ownership and, where appropriate, complementary ownership models.

In Huron, there are limited examples of communal water and wastewater systems; for example, in ACW, the Parkbridge development (referred to as the Bluffs) has privately owned water and wastewater systems. Communal systems supporting permanent, year-round development require Municipal Shared Responsibility Agreements.

In Huron, there are 15 fully serviced settlement areas, an additional 9 settlement areas with municipal water, and a large section of the shoreline being serviced by municipal water. Communal systems can be considered by local municipalities at the time of development.

NEXT STEPS

The Planning and Development Department will continue to monitor for implementing regulations relating to multiple recent bills and provide information back to Council.



Sarah Kurtz, Planner

MUNICIPALITY OF MORRIS-TURNBERRY REPORT TO COUNCIL

TO: Mayor Heffer and Council

PREPARED BY: Kirk Livingston, Chief Building Official

DATE: November 5, 2025

SUBJECT: Property Standards/By-Law Enforcement Report for September and October 2025

RECOMMENDATION

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

BACKGROUND

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

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

COMMENTS

Belgrave – I received a complaint regarding a vicious dog being walked without a muzzle.

Bluevale – I received a complaint about a dog being left outside and barking continuously.

Outstanding Files and Ongoing Investigations

Belgrave

A complaint was received about a dog from a previous property being walked without a muzzle, which violates the Municipal Animal Control Bylaw. I visited the property and delivered a letter advising that any future incidents of the dog being walked without a muzzle or without someone over 18 years old would lead to bylaw charges. No further complaints have been received.

Bluevale

During the inspection, the dog was outside but not barking. I knocked on the door, but no one answered. A letter was left advising the owners to address the dog's barking, as it violates the Municipal Animal Control Bylaw. No further complaints have been received about this property.

The final draft of the Parking Bylaw is being revised as requested, as it was considered too detailed for the Municipality's needs. Upon review, I was unable to identify any revisions that would simplify the bylaw without compromising its enforceability

Respectfully submitted,

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

Kirk Livingston
Chief Building Official

MUNICIPALITY OF MORRIS-TURNBERRY
REPORT TO COUNCIL

TO: Mayor and Council
PREPARED BY: Kirk Livingston, Chief Building Official
DATE: November 5, 2025
SUBJECT: Building Department Activity Report for September and October 2025

RECOMMENDATION

THAT the Council of the Municipality of Morris-Turnberry hereby receive the Building Department Activity Report for September and October 2025, for information purposes.

BACKGROUND

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

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

COMMENTS

Permit #	Permit Type	Value of Project	Sq. Feet New Const.	Status
0061 -2025	Residential Addition	\$ 120,000.00	2150	issued
0062 -2025	On Site Sewage System	\$ 8,000.00	1495	issued
0063 -2025	New Residential Dwelling	\$ 650,000.00	2196	issued
0064 -2025	Alteration/Renovation/Repair	\$ 56,000.00	1614	issued
0065 -2025	On Site Sewage System	\$ 20,000.00	2000	issued
0066 -2025	Residential Addition	\$ 400,000.00	1715	issued
0067 -2025	Agricultural Livestock Barn	\$ 3,000,000.00	33840	issued
0068 -2025	Agricultural Livestock Barn	\$ 675,000.00	24924	issued
0069 -2025	Tent	\$ 3,000.00	4400	issued
0070 -2025	Alteration/Renovation/Repair	\$ 12,000.00	297	issued
0071 -2025	Agricultural Storage Shed	\$ 180,000.00	4000	issued
0072 -2025	On Site Sewage System	\$ 25,000.00	3000	issued
0073 -2025	New Residential Dwelling	\$ 500,000.00	3251	issued
0074 -2025	Detached Garage	\$ 25,000.00	576	issued
0075 -2025	Agricultural Livestock Barn	\$ 40,000.00	2400	issued
0076 -2025	Alteration/Renovation/Repair	\$ 15,000.00	1337	issued
0077 -2025	Detached Garage	\$ 60,000.00	816	issued
0078 -2025	Attached Garage	\$ 180,000.00	896	issued
0079 -2025	Deck	\$ 15,000.00	380	issued
0080 -2025	Deck	\$ 4,500.00	320	issued
0081 -2025	Greenhouse	\$ 20,000.00	3840	issued
0082 -2025	Greenhouse	\$ 10,000.00	2400	issued
0083 -2025	Agricultural Storage Shed	\$ 150,000.00	1450	issued
0084 -2025	On Site Sewage System	\$ 10,000.00	396	issued
0085 -2025	Demolition	\$ 10,000.00	0	issued
0086 -2025	Greenhouse	\$ 5,000.00	3720	issued

Total Value of Construction to date; \$19,850,044.02 with 86 building permits being issued.
(Last year; \$9,691,525.00 with 80 building permits being issued)

Zoning Certificates issued for this year; 25 (Last year 38)

Respectfully submitted,

[Handwritten signature of Kirk Livingston]

Kirk Livingston
Chief Building Official

MUNICIPALITY OF MORRIS-TURNBERRY

REPORT TO COUNCIL

TO: Mayor and Council

PREPARED BY: Mike Alcock, Director of Public Works

DATE: November 18th, 2025

SUBJECT: Tender MT 25-603 – 2026 – Heavy Duty Municipal Motor Grader

RECOMMENDATION

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

Brandt Tractor Ltd. for a **2026 John Deere 872 P Tier Grader** in the amount of \$689,900.00 (excluding HST).

and authorize the Mayor and CAO Clerk to execute the tender and all other required documents.

Executive Summary:

The Council of the Municipality of Morris-Turnberry authorized proceeding to tender for a 2026 - Heavy Duty Municipal Motor Grader at the November 5, 2024 Council Meeting, in order to meet the extended delivery times and equipment supply chain timelines that we are currently facing.

The tender closed at 12:00 noon on November 12th, 2025, at the Municipality of Morris-Turnberry office. Two equipment suppliers picked up tenders and Two submitted bids for the Loader Backhoe. Tenders were opened publicly with 2-Morris-Turnberry employees present and no suppliers.

The table below summarizes the submissions and the ability of those manufacturers to meet specifications. It also identifies the major Non-Compliant Items and the reasons those items are considered major Non-Compliances.

Comments:

Item	Specified Value	Caterpillar 140 lvr	John Deere 872 P Tier	Reason for Importance
Major Non-Compliant Items				
Operating Weight (lbs)	55,000	37,009	55,000	Performance
Net Horse Power (hp)	293	250	300	Performance
Peak Engine Torque (ft•lbs)	1079	840	1086	Performance
Hydraulic Pump Capacity (lpm)	210	171	218	Performance
Ergonomic Controls	Specified	No – Antler Rack	Yes – Armrest Mounted	H & S
Minor Non-Compliant Items				
Total Number		1	1	

The following table summarizes the actual initial cost to the Municipality:

	Supplier	Equipment Model	Machine Price	Applicable HST (1.76%)	Actual Cost including 1.76% HST
1.	Brandt Tractor - London	John Deere 872 P Tier	\$689,900.00	\$12,142.24	\$702,042.24
2.	Toromont CAT - London	CAT 140 lvr	\$554,800.00	Not Recommended Does not Meet Specifications	

Brandt Tractor (the only authorized John Deere Construction and Forestry dealer in Canada) has supplied equipment and provided service and parts to Morris-Turnberry with satisfactory results.

Following delivery of the 2026 Grader, the existing 2006 grader that would become surplus would normally be sold on GovDeals. In this case, we recommend keeping the 2006 Volvo Grader as a spare to the 2010 Volvo grader. Parts for Volvo graders are becoming harder to find. Many of the parts on the 2006 Volvo grader and the 2010 Volvo grader are the same and having a grader as a spare and / or parts machine will be a benefit to maintaining a grader for the next several winters.

Once the next grader is replaced, the 2006 Volvo and the 2010 Volvo graders will be disposed of on GovDeals.

Budget:

The Municipality of Morris-Turnberry included \$700,000 for the replacement of the 2006 Volvo G690 Grader in the Equipment Replacement Schedule for 2026. The budget impact will be \$702,042.24 (including 1.76% HST).

Thank you.



Mike Alcock

Director of Public Works

MUNICIPALITY OF MORRIS-TURNBERRY

REPORT TO COUNCIL

TO: Mayor and Council

PREPARED BY: Mike Alcock, Director of Public Works

DATE: November 18th, 2025

SUBJECT: Landfill Hours of Operation Justification

RECOMMENDATION

That the Council of the Municipality of Morris-Turnberry receive the Report – Landfill Hours of Operation Justification.

And, direct staff to provide notice to residents of Morris-Turnberry, Brussels and other Landfill users of the Change to the Morris Landfill Hours of Operations.

And, provide direction to staff that the new landfill hours take effect December 6, 2025.

Executive Summary:

The active landfill in Morris-Turnberry, known as the Morris Landfill, is currently open every Wednesday from 10:00 am until 3:00pm and every Saturday from 9:00am to 5:00PM.

Landfill staff identified that during the last 2 hours of each Saturday that we are open, very few customers come to the landfill. This brings into question whether it is necessary to be open until 5:00PM on Saturdays. Over the course of the past year, Public Works and Landfill staff have monitored Landfill activity on Saturdays to come up with an informed recommendation to present to Council.

- There are no curbside garbage trucks depositing waste on Saturdays. If circumstances such as statutory holidays require Saturday pickup, our schedule can be adjusted to accommodate.
- Bin There and Affordable Waste are 2 of our most regular contractors that utilize our site. When asked, they have indicated that they will have no ill effects to the revised hours.
- It is assumed that most of the customers arriving withing the last 2 hours that the landfill is open would be able to make arrangements to arrive earlier in the day.
- None of the other Landfills in Huron County are open as late as the Morris Landfill.

Comments:

Summary of Landfill Hours at nearby Landfills:

Landfill Name / Location Served	Hours of Operation on Saturdays
Mid Huron Landfill (Serving): ➤ Goderich ➤ Central Huron ➤ Part of Huron East (Seaforth and Tuckersmith)	8:00 am – 12:30 pm
Walton Landfill ➤ Grey and McKillop	Alternating weeks 9:00 am – 4:30 pm
Stanley Landfill ➤ Municipality of Bluewater	2 nd & 4 th Saturday 9:00 am – 3:00 pm
Ashfield Landfill ➤ Ashfield-Colborne-Wawanosh	9:00 am – 3:00 pm

MUNICIPALITY OF MORRIS-TURNBERRY REPORT TO COUNCIL

North Huron Landfill ➤ North Huron	9:00 am – 2:00 pm
South Huron Landfill ➤ South Huron	9:00 am – 4:00 pm
Howick Landfill ➤ Howick Township	May to October 9:00 am – 3:00 pm
Morris Landfill ➤ Morris-Turnberry and Brussels	Alternating weeks 9:00 am – 5:00 pm

It is anticipated that the reduction in hours will not lead to a reduction in revenue and that the loads currently coming into the landfill between 3:00 and 5:00 pm will come in before closing.

Reducing the operating hours by 2 hours each Saturday will result in a reduction in total man hours at the landfill of over 208 hours per year, which should result in a reduction in expenditures of approximately \$8,100 per year, not including equipment time, perpetual care and loss of capacity costs.

During the 52-week study, the average revenue between 3pm and 5pm on Saturdays is \$188, which resulted in \$9,776 in gross revenue.

If the situation was reversed, it would not make good business sense for the resulting cost / benefit analysis to increase the Landfill Hours by 2 hours on Saturday. Therefore, the reduction in hours makes good business sense.

If approved, Morris-Turnberry staff will install signs at gate and at scale house showing the new hours, as well as on our website, social media and in the local newspaper.

On occasions where statutory holidays prevent curbside pickup, occasional Saturday openings may be required.

Budget:

Overall, the change in hours will result in modest savings in the Morris Landfill budget of approximately \$8,100 in savings. No change in revenue is expected since it is anticipated that the waste currently arriving between 3pm and 5pm will be delivered to the landfill during open hours.

Others Consulted

Trevor Hallam – CAO / Clerk
Sean Brophy – Treasurer
Barry Shaw – PW Foreman
Landfill Staff

Respectfully Submitted,



Mike Alcock,
Director of Public Works

MUNICIPALITY OF MORRIS-TURNBERRY

REPORT TO COUNCIL

TO: Mayor and Council
PREPARED BY: Trevor Hallam, CAO/Clerk
DATE: November 18th, 2025
SUBJECT: Fees and Charges 2026

RECOMMENDATION

That Council direct staff to return an updated fees and charges by-law for 2026 to the December 2nd meeting of Council.

BACKGROUND

Annually, staff review the Fees and Charges By-Law to ensure that it is up to date and meets the needs of the Municipality.

COMMENTS

There are few changes recommended to the Fees and Charges By-Law for 2026. However, staff recommend that Council consider the updates below. A draft fee schedule is also included with this report for reference.

HST clarification

As HST is only applicable on some items in the fee schedule, adjustments have been made to include the tax in the amounts listed for clarity and simplicity. Notes have been added to indicate where HST has been included.

Bluevale Hall Rental

The Bluevale Community Committee reviewed the rental fee schedule for the Bluevale Hall in 2023 and approved a fee structure for 2024 through to 2026. The attached draft schedule has been updated with the recommended 2026 rates.

Planning Fees

When the fees were last reviewed, it was approved by the County and all local Councils that on January 1st each year, planning fees will be increased on a percentage basis rounded up or down to the nearest ten-dollar increment, consistent with the Statistics Canada Consumer Price Index for Ontario for the previous calendar year, if the index shows an increase. The updated schedule includes a 2% increase.

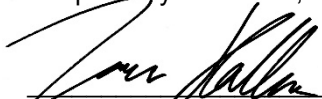
ATTACHMENTS

1. Draft fees and charges by-law schedule

OTHERS CONSULTED

Sean Brophy, Treasurer
Kelly Tiffin, Tax Collector
Kim Johnston, Deputy Clerk
Mike Alcock, Director of Public Works
Kirk Livingston, CBO/Drainage Superintendent
Kaitlyn Armstrong, Administrative Assistant
Sandra Weber, Director, Huron County Planning and Development Department

Respectfully submitted,


Trevor Hallam,
CAO/Clerk

Administration			
Tax Certificate		\$ 50.00	
Duplicate Tax/AR Statement		\$ 10.00	
Zoning Certificate		\$ 80.00	
Photocopies		\$ 0.20	/sheet, Inc. HST
Fax		\$ 1.00	/sheet, Inc. HST
Misc. Postage		Full cost recovery	
Returned Cheques/PAP		\$ 40.00	per occurrence
Written confirmation of Prior Year Tax Payments		\$ 10.00	per property
Mortgage Company Processing Fee		\$ 15.00	per property
Statement Processing Fee		\$ 2.00	per statement
Tax Sale Tender Package		\$ 25.00	per package
History Book (single)		\$ 20.00	Inc. HST
History Books (set of 2)		\$ 30.00	Inc. HST

Interest			
Accounts Receivable		1.25%	per month
Tax Arrears		1.25%	per month
Municipal Drain - Maintenance		1.25%	per month
Municipal Drain - Capital Project	Accruing on all project related invoices commencing at the time of payment by the Municipality.	Bank Prime Interest at the time of invoicing by the Municipality	per month
Municipal Drain - Capital Project Assessment Financing	Financed for a maximum term of 3 years	Bank Prime Interest at the time of financing approval	per annum

Licences and Services			
Marriage License		\$ 100.00	
Marriage Solemnization		\$ 395.50	Inc. HST
Lottery License		2% of prize value	
Commissioning of Oaths	At municipal office only	No Charge	

Planning			
Cash in Lieu of Parkland	per newly created lot	\$ 500.00	
Site Plan Control	Initial application	\$ 1,000.00	
	Amendment to existing site plan	Full cost recovery	
Drainage Apportionment Agreement	As a condition of Severance	\$ 200.00	
Sewage system review	Severance - up to 2 lots	\$ 268.00	
	Severance - >2 lots	\$ 509.00	
	Plan of Subdivision - >5 lots	\$ 1,058.00	
	Minor Variance	\$ 127.00	
	Rezoning	\$ 127.00	
	Official Plan Amendment	\$ 181.00	
	Sourcewater Protection	\$ 127.00	
Third party consultation, peer review or any expenses related to any application		Full cost recovery	
Re-circulation due to change made by applicant		\$ 200.00	
Lot Grading Deposit	per lot	\$ 2,000.00	
Other Planning Fees		Refer to Schedule 'B'	

Water and Sanitary Sewer			
Belgrave System			
Water rate		See Budget for current year	
Initial billing set up		\$ 100.00	
Turn on/off curb stop		\$ 150.00	
New connection installation		Actual cost of construction	
Capital charge per connection		\$ 6,974.56	

By-Law Enforcement			
Animal Control			
Dog Licence - First Dog		\$ 20.00	
Dog Licence - Additional dogs		\$ 30.00	
Dog Licence - First Pit Bull, Staffordshire Terrier, Cross of either, or dogs deemed to be vicious		\$ 200.00	
Dog Licence - Additional Pit Bull, Staffordshire Terrier, Cross of either, or dogs deemed to be vicious		\$ 210.00	
Licencing late penalty	per dog	\$ 25.00	
Replacement Licence Tag		\$ 10.00	
Administration Fee - Seizure and Impounding		\$ 150.00	
Boarding		Actual cost of boarding	
Kennel Licence		\$ 150.00	
Kennel Licence Late Fee		\$ 200.00	
Prohibited Animal Fee		\$ 85.00	

Clean Yards		
Inspection, when inspection of the property pursuant to a complaint confirms that the property does not comply with the Corporation's Clean Yards By-Law	\$ 80.00	
Services and Materials expended in carrying out the requirements of an Order when the owner has failed to comply	Actual costs plus 20%	

Property Standards		
Inspection, when inspection of the property pursuant to a complaint confirms that the property does not comply with the Corporation's Property Standards By-Law	\$ 80.00	
When an order issued and not appealed or has been confirmed	\$ 140.00	
Appeal of a property standards order	\$ 140.00	
When an officer of the Corporation attends a Property Standards Appeal Committee meeting where an order has been upheld	\$ 140.00	
When an officer of the Corporation attends a court hearing where a conviction has been granted	\$ 625.00	
Services and Materials expended in carrying out the requirements of an Order when the owner has failed to comply	Actual costs plus 20%	
Certificate of compliance issued at the owner's request	\$ 25.00	

Zoning		
When an officer of the Corporation attends a court hearing where a conviction has been granted	\$ 625.00	
Zoning Certificate	\$ 80.00	

Landfill and Waste Disposal			
General Waste by weight		\$ 120.00	per tonne
Minimum Charge		\$ 10.00	
Concrete and Bricks (no re-bar)		\$ 120.00	per tonne
Construction/Demolition Waste		\$ 120.00	per tonne
Appliances containing refrigerant		\$ 40.00	per appliance
Yard waste/Wood without nails or metal		No Charge	
Recyclables		No Charge	
Scrap Metal		No Charge	
E-Waste		No Charge	
Tires		No Charge	
Non-Contaminated soil	2 weeks notice and pre-authorization required. Testing may be required.	Cost Recovery	
After Hours entry	\$100.00 minimum charge	\$ 100.00	per hour

Landfill and Waste Disposal (Continued)			
Curbside pickup receptacles	35 Gallon - Small	\$	135.00
	65 Gallon - Medium (Rural)	\$	135.00
	65 Gallon - Medium (Urban)	\$	200.00
	95 Gallon - Large	\$	270.00
Curbside fines/penalties		Full Cost Recovery	

Public Works			
Entrance Construction Permit	Deposit	\$	500.00
	Fee	\$	250.00
Damage to Municipal Property		Full Cost Recovery	
Special Signage		Cost of supply and installation	
Equipment (including operator, subject to availability)	Grader	\$	2.26
	Tandem or Backhoe	\$	1.70
Tile Drain Loan Inspection		\$	100 + mileage

per minute, 30 minute minimum, Inc. HST

per minute, 30 minute minimum, Inc. HST

Fire and Emergency Services			
Unauthorized Burn Response		Full Cost Recovery	
Fire Response - Indemnification Technology	Per Truck	Current MTO rate per unit per hour or portion thereof for each unit	
	Per personnel hour	Current rate per person per hour	
	Other costs including but not limited to: Foam, Metered Water, Air Tank Re-filling, Cleaning Equipment, DSPA or similar type unites, cost to replace damaged or destroyed equipment, specialized response costs such as Water Bomber Drops.	Full Cost Recovery. Should the insurer pay the coverage to the property owner, the property owner is liable to remit these funds to the municipality or its representative.	

Bluevale Hall Rental			
Upstairs floor only	no alcohol	\$	158.20
Downstairs floor only	no alcohol, includes kitchen	\$	158.20
Both floors	no alcohol	\$	226.00
Under 2 hour rental		\$	90.40
Happy Card Players		\$	39.55

Building Permits and Fees			
Single Family Residential & Additions			
per square foot		\$	0.95
unfinished basement		\$	0.55
plus finished basement		\$	0.55
plus attached garage		\$	0.55
base fee in addition to		\$	200.00

Accessory Buildings - Residential			
per square foot		\$	0.55
base fee in addition to		\$	100.00

Residential - Renovations			
per square foot		\$	0.85
per \$1000 of value of work		\$	14.00
base fee in addition to		\$	100.00

Multi-Residential			
per square foot		\$	0.95
plus finished or unfinished basement		\$	0.55
plus attached garage		\$	0.55
base fee in addition to		\$	200.00
Mobile Homes			
per square foot		\$	0.95
plus finished or unfinished basement		\$	0.55
plus attached garage		\$	0.55
base fee in addition to		\$	200.00
Commercial/ Industrial/ Institutional			
per square foot		\$	0.85
base fee in addition to		\$	200.00
Commercial / Industrial / Institutional - Additions & Renov			
per square foot		\$	0.85
per \$1000 of value of work		\$	14.00
base fee in addition to		\$	100.00
Commercial/ Industrial/ Institutional -Accessory			
per square foot		\$	0.60
base fee in addition to		\$	100.00
Farm Buildings - Housing Livestock			
per square foot		\$	0.35
base fee in addition to		\$	100.00
Farm Buildings for other than Housing Livestock			
per square foot		\$	0.35
base fee in addition to		\$	100.00
Agricultural -Additions & Renovations			
per square foot		\$	0.35
per \$1000 of value of work		\$	12.00
base fee in addition to		\$	100.00
All Tarped Structures			
per square foot		\$	0.30
base fee in addition to		\$	100.00
Tent or Tents occupying an area >60 sq. m		\$	140.00
Manure Storage Facilities			
Solid - per square foot		\$	0.25
Liquid - per foot of diameter		\$	11.05
base fee in addition to		\$	100.00
Bunkers & Tower Silos			
per \$1000 of value of work		\$	14.00
base fee in addition to		\$	100.00
Granary			
Per \$1000 of value of work		\$	14.00
base fee in addition to		\$	100.00
Swimming Pools			
Above Ground - flat fee		\$	100.00
In ground - flat fee		\$	100.00
Solid Fuel Burning Appliances-Woodstoves-Chimneys			
per \$1000 of value of work		\$	14.00
base fee in addition to		\$	100.00

Decks, Balconies and Porches			
per square foot		\$	0.55
base fee in addition to		\$	100.00
All Alternate Energy Projects - (Wind/Solar etc.)			
per \$1000 of value of work		\$	18.00
base fee in addition to		\$	100.00
Septic/Sewage System Permits			
Permit - Class 2 & 3		\$	560.00
Permit - Class 4 & 5		\$	560.00
Permit - Tank Repair only or Leaching bed repair		\$	290.00
Greenhouse			
per square foot		\$	0.25
base fee in addition to		\$	100.00
Demolition			
All demolition		\$	150.00
Other			
Plumbing Permit - per fixture unit		\$	12.00
Occupancy Permit		\$	120.00
Any Construction started without a permit		5 x original permit fee	
Minimum Permit fee		\$	100.00
Change of Use		\$	230.00
Copy of Permits/Application		\$	100.00
Any other Building or Structure not specified		\$100.00 + \$14.00/\$1,000 of construction value	
Inspection Only - No permit		\$	120.00 per hour
Conditional Permit		Same as permit	
Inspection Requested and Not Ready		\$	120.00
Re-inspection fee		\$120.00 + mileage	
Final Inspection Deposit		10% of permit fee up to maximum \$5000	

2026 PLANNING APPLICATION FEES: (Effective January 1, 2026)

TYPE OF APPLICATION	Local Municipal	Huron County	TOTAL FEE
Official Plan Amendment (OPA), Local OPA, County OPA	\$1,875.00	\$4,365.00	\$6,240.00
Official Plan Amendment (OPA), Local OPA, County OPA-New or expanding aggregate operation	\$3,740.00	\$8,740.00	\$12,480.00
Zoning By-law Amendment (ZBLA)	\$1,380.00	\$2,780.00	\$4,160.00
Zoning By-law Amendment (ZBLA) -New or expanding aggregate operation if no OPA is required	\$3,435.00	\$6,965.00	\$10,400.00
Minor Variance (1 variance)	\$1,120.00	\$1,480.00	\$2,600.00
Minor Variance (2 variances)	\$1,460.00	\$1,930.00	\$3,390.00
Minor Variance (3 or more variances)	\$1,785.00	\$2,375.00	\$4,160.00
Consent-Technical* (e.g. lot additions, easements, ROW's, Validation Certificates, re-creation of original lots, cancellation certificate etc.)	\$780.00	\$2,340.00	\$3,120.00
Consent-New Lot Creation* (e.g. new lots, surplus farm severances)- Base fee per application includes one severed and one retained. Add \$2600 (Municipal \$650/County \$1950) for each additional lot created per application. *Note: Consent-Technical and Consent-New Lot Creation fees include a severed land consent certificate per application. The fee for a retained land certificate is listed below.	\$1170 \$650	\$3510 \$1950	\$4680 Base fee per application includes one severed and one retained - add \$2600 for each additional lot created per application
Retained Land Certificate		\$520.00	\$520.00
Cancellation Certificate		\$520.00	\$520.00
Change of Consent Condition or Consent Endorsement Certificate		\$520.00	\$520.00
Plan of Subdivision/Condominium	\$2,600.00	\$7,800.00	\$10,400.00
Lots/Blocks/Units over 10	add \$70 per lot/unit/ block	add \$130 per lot/unit/ block	add \$200 per lot/unit/ block
Draft approval extension - First extension	\$650.00	\$1,950.00	\$2,600.00
-Any subsequent extension	\$1,295.00	\$3,905.00	\$5,200.00
Phasing, Final Approval*	\$780.00	\$2,340.00	\$3120 per final approval/phase*
Changes to a Draft Approval Plan or Conditions*	\$520.00	\$1,560.00	\$2,080.00
*Note: Where Final Approval, Phasing or Changes to draft plan conditions result in the creation of additional lots/blocks/units, an additional fee of \$200/lot/block/unit shall apply.	\$70.00	\$130.00	\$200 per lot/block/unit
Removal of Holding (H) Symbol	\$520.00	\$520.00	\$1,040.00
Renewal of Temporary Use Zoning By-law	\$1,030.00	\$2,090.00	\$3,120.00
By-law to Deem lots not in a Plan of Subdivision, or the repeal of such By-law *	\$520.00	\$520.00	\$1,040.00
Part Lot Control *	\$1,560.00	\$1,560.00	\$3,120.00
	add \$100 per additional conveyable Part over 2	add \$100 per additional conveyable Part over 2	plus \$200 per additional conveyable Part over 2
*For Deeming and Part Lot Control, applicants cover all legal costs & by-law prep			
Application Re-circulation fee (resulting from a change/meeting cancellation requested by the applicant)	Fee to be paid to Municipality responsible for re-circulation.	Fee to be paid to Municipality responsible for re-circulation.	\$520.00
Site Plan Control	Fee to be set by local Municipality	\$780 County base fee	Variable
Agreements: , subdivision, condominium, development, lot grading & drainage (Costs to be reimbursed for legal and engineering).	Cost recovery	Cost recovery	Variable-Cost recovery
Natural Heritage Review by County Biologist (if development is proposed within 120m of a Natural Heritage feature): comments on planning application Review terms of reference and EIS		\$520 comments on planning application \$61/hour billed hourly for review of Terms of Reference and EIS	\$520 for comments on planning application \$61/hour billed hourly for review of Terms of Reference and EIS
Note: On January 1st each year, planning fees will be increased on a percentage basis rounded up or down to the nearest ten-dollar increment consistent with the Statistics Canada Consumer Price Index for Ontario for the previous calendar year (September to September), if the index shows an increase.			

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

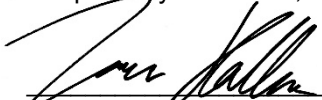
ATTACHMENTS

None.

OTHERS CONSULTED

None.

Respectfully submitted,


Trevor Hallam,
CAO/Clerk



Membership Minutes

Membership Meeting #7-2025

September 17, 2025

Members Present: Alison Lobb, Ed McGugan, Alvin McLellan, Megan Gibson, Andrew Fournier, Matt Duncan, Anita Van Hittersum, Evan Hickey, Ed Podniewicz, Vanessa Kelly, Sharen Zinn, 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
Erin Gouthro, Watershed Ecologist
Michelle Quipp, Executive Assistant

Others Present: Cory Bileya, Midwestern News Media
Greg Stewart, Donnelly Murphy Lawyers

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

Motion FA #79-25

Moved by: Alison Lobb

Seconded by: Evan Hickey

THAT a new agenda item, Chair and Members Reports, be added after the Consent Agenda.
(carried)

Motion FA #80-25

Moved by: Alvin McLellan

Seconded by: Evan Hickey

Minutes of Maitland Conservation Membership Meeting held September 17, 2025

THAT the minutes from the General Membership Meeting #6-2025 held on June 18, 2025, be approved.
(carried)

4. Closed Session: Legal Matter-Macpherson Appeal

Motion FA #81-25

Moved by: Matt Duncan **Seconded by: Evan Hickey**

THAT the meeting be moved into a closed session.
(carried)

Motion FA #82-25

Moved by: Alison Lobb **Seconded by: Megan Gibson**

THAT the members accept the report provided by Greg Stewart.
(carried)

Motion FA #83-25

Moved by: Evan Hickey **Seconded by: Alvin McLellan**

THAT the meeting be moved back into an open session.
(carried)

5. Presentation on Summer Work Plan Highlights

Motion FA #84-25

Moved by: Megan Gibson **Seconded by: Alison Lobb**

THAT members accept the presentation by Jayne Thompson highlighting the summer work plan.
(carried)

6. Business Requiring Direction and or a Decision:

a) Results of RFQ-Paving at Administration Office: Report #50-2025

Report #50-2025 was presented and the following motion was made:

Motion FA #85-25

Moved by: Alison Lobb **Seconded by: Evan Hickey**

THAT the Members award RFQ MC#25-04-CA to Melrose Paving Co. Ltd for the quoted price of \$44,091.42 plus HST.
(carried)

b) Results of RFQ-Paving at Falls Reserve Conservation Area: Report #51-2025

Report #51-2025 was presented and the following motion was made:

Motion FA #86-25

Moved by: Megan Gibson Seconded by: Matt Duncan

THAT the 2025 Budget for the Falls Reserve Conservation Area be amended to include the awarded RFQ MC#25-01-FRCA project amount to be purchased from FRCA Accumulated Surplus;
AND THAT the Members award RFQ MC#25-01-FRCA to Melrose Paving Co. Ltd for the quoted price of \$132,450.32 (plus HST).

(carried)

c) Request for Signage at Pioneer Conservation Area: Report #52-2025

Report #52-2025 was presented and the following motion was made:

Motion FA #87-25

Moved by: Alison Lobb Seconded by: Evan Hickey

THAT the members discuss the request for a sign by Disney's of Huron County Project Group as set out in Report #52-2025.

(carried)

Motion FA #88-25

Moved by: Matt Duncan Seconded by: Ed Podniewicz

THAT the members deny the request for a sign by Disney's of Huron County Project Group and recommend they contact the Morris-Turnberry municipality.

(carried)

Motion FA #89-25

Moved by: Andrew Fournier Seconded by: Matt Duncan

THAT the members direct staff to create a signage policy.

(defeated)

d) Wawanosh Campground: Report #53-2025

Report #53-2025 was presented and the following motion was made:

Motion FA #90-25

Moved by: Alvin McLellan

Seconded by: Evan Hickey

THAT the members request a staff report with options and timelines to move forward with Wawanosh Campground.

(carried)

e) AODA Policy: Report #54-2025

Report #54-2025 was presented and the following motion was made:

Motion FA #91-25

Moved by: Alison Lobb

Seconded by: Vanessa Kelly

THAT the Customer Service Accessibility Policy be approved;

AND THAT the Accessibility Feedback Process be approved. (carried)

7. Consent Agenda

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

- a) Revenue/Expenditure Report for June, July and August: Report #55-2025
- b) Agreements Signed: Report #56-2025
- c) 2025 Work Plan and Budget Update: Report #57-2025
- d) Correspondance:
 - i) Transfer of Conservation Authorities Program to MECP
 - ii) Resolution from the Twp. Of North Huron Re: Draft Program & Services Agreement

Motion FA #92-25

Moved by: Megan Gibson

Seconded by: Alvin McLellan

THAT Report #55-2025, Report #57-2025 and correspondence about Resolution from the Twp. Of North Huron Re: Draft Program & Services Agreement, along with the respective motions as outlined in those reports be approved.

(carried)

Motion FA #93-25

Moved by: Megan Gibson

Seconded by: Matt Duncan

THAT Report 56-2025 be approved as outlined.

(carried)

Motion FA #94-25

Moved by: Alison Lobb

Seconded by: Alison Lobb

THAT the correspondence about Transfer of Conservation Authorities Program to MECP be accepted.
(carried)

7. Chair and Members Report:

Matt Duncan and Phil Beard will be attending a tour with MPP Lisa Thompson on September 22, 2025.

8. Succession Planning

Report #58-2025 was presented to the members.

Motion FA #95-25

Moved by: Evan Hickey

Seconded by: Matt Ducnan

THAT the Members accept Report #58-2025.

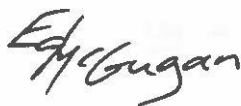
9. Adjournment: – Next Meeting Date, Wednesday, October 15, 2025, at 7:00pm at the Administration Centre in Wroxeter.

Motion FA #96-25

Moved by: Megan Gibson

Seconded by: Evan Hickey

THAT the Members Meeting be adjourned at 9:15.
(carried)



Ed McGugan
Chair



Phil Beard
General Manager / Secretary-Treasurer

From: [ca.office \(MECP\)](#)
To: [ca.office \(MECP\)](#)
Subject: Consultation on the proposed boundaries for the regional consolidation of Ontario's conservation authorities
Date: Friday, November 7, 2025 4:31:10 PM
Attachments: [image001.png](#)

** This message is being sent on behalf of Chloe Stuart, Assistant Deputy Minister, Land and Water Division, MECP and Hassaan Basit, Chief Conservation Executive, MECP **

Greetings,

We are writing to notify you of a policy proposal available for comment on the [Environmental Registry of Ontario](#) at posting #025-1257 which is part of the government's actions to improve conservation authorities.

We are seeking feedback on proposed boundaries for the consolidation Ontario's 36 conservation authorities into regional conservation authorities, and the criteria applied to inform the proposed boundaries. The policy proposal notice includes maps depicting the proposed boundaries for the regional conservation authorities and discussion questions relevant to the planning for the future state.

The province's decision on the number and configuration of regional conservation authorities will be finalized following further technical analysis and consideration of the feedback received during this consultation phase. The province is also planning to consult further, at a future date, on potential amendments to the *Conservation Authorities Act* and regulations under the Act, to enable the consolidation of conservation authorities.

No changes are proposed to the overall extent of conservation authority jurisdiction within the province, and under consolidation, the new regional conservation authorities would remain independent organizations operating with municipal governance and oversight, in accordance with requirements under the *Conservation Authorities Act*, as administered by the Ministry of the Environment, Conservation and Parks.

In addition, the important work that conservation authorities do to protect people and property from the risks of flooding and other natural hazards will not change. Regional conservation authorities would continue to deliver provincially mandated programs. These include drinking water source protection under the *Clean Water Act*, managing development and other activities in areas at risk of natural hazards—such as floodplains, shorelines, watercourses, and wetlands—and providing flood forecasting and warning services. Conservation authorities would continue to manage their lands and recreational trails, providing Ontarians access to local natural areas and outdoor activities. Regional conservation authorities would also continue to be able to provide additional municipal and other watershed programs and services set out under the *Conservation Authorities Act*. Existing conservation authority board members would continue to serve until the expiration of their terms next year, with changes to governance and structure to be initiated following municipal elections in October 2026.

This proposal is part of broader action that Ontario is proposing to take to improve the conservation authority system to reduce duplicative costs, free-up resources, and better align the work of conservation authorities with provincial priorities on housing, infrastructure, the economy and climate resilience. These actions include the creation of the Ontario Provincial Conservation Agency to provide centralized leadership and oversight of conservation authorities, proposed by the Government on November 6, 2025, in [Bill 68, Plan to Protect Ontario Act \(Budget Measures\), 2025](#).

To learn more about this proposal, a virtual information session for municipalities will be held on **Tuesday, November 18, 2025, at 2pm**. To register for this session, please email ca.office@ontario.ca.

The Environmental Registry comment period for posting #025-1257 will close at 11:59pm on December 22, 2025. Comments may be submitted through the Registry or by email to the conservation authorities section team at the Ministry of the Environment, Conservation and Parks, via ca.office@ontario.ca.

Thank you,

Chloe Stuart
ADM, Land and Water Division
Ministry of the Environment, Conservation and Parks

Hassaan Basit
Chief Conservation Executive
Office of the Chief Conservation Executive



Taking pride in strengthening Ontario, its places and its people

Please Note: As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

Outstanding Action Items
Open Session

November 18

Meeting Date	Action Item	Action By	Current Status	Next Step
September 2, 2025	Downtown Decorations	Director of Public Works	Staff reviewing potential costs and logistics of placing flags on street light poles seasonally	Report findings to Council.
September 16, 2025	Purchase of Pioneer Park from MVCA	CAO	MVCA and MT Lawyers processing transaction	Closing date to be determined.
September 16, 2025	Disposal of roads and lanes, Plan 100 Brussels	CAO	Purchaser and MT Lawers processing transactions	Closing dates to be determined.
October 7, 2025	Conferences	CAO	Report returned to November 18th meeting	None.
October 7, 2025	Municipal Branding Updtate	CAO	Staff preparing budget estimates for branding and logo update	Report findings to Council.
November 4, 2025	Sale of land to Hodgins Building Centre	CAO	MT and Hodgins Lawyers processing transaction	Closing date to be determined.



CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 55-2025

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 November 18, 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 November 18, 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 November 18, 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, November 18, 2025

Read a THIRD time and FINALLY PASSED, November 18, 2025

Mayor, Jamie Heffer

Clerk, Trevor Hallam