



MUNICIPALITY OF MORRIS-TURNBERRY

COUNCIL AGENDA

Tuesday, December 6th, 2022, 7:30 pm

The Council of the Municipality of Morris-Turnberry will meet in Council Chambers in regular session on the 6th day of December 2022, 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 December 6th, 2022, as circulated.

~

3.0 DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST

4.0 MINUTES

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the November 15th, 2022, Council Meeting Minutes as written.

~

5.0 ACCOUNTS

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby approves for payment the December 6th accounts in the amount of \$1,148,749.19.

~

6.0 **PUBLIC MEETINGS AND DEPUTATIONS**

6.1 CONSENT APPLICATION C79-2022 REINHARDT

A report has been prepared by Huron County Planner Meghan Tydd-Hrynyk in this regard.

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby recommends that severance application C79/22 be approved with the condition that both the retained and severed parcel be zoned VR1-Special to only permit a single detached dwelling.

~

6.2 ZONING BY-LAW AMENDMENT PUBLIC MEETING

Application MTu Z03-2022 Reinhardt
Plan 410 Lots 149 to 151 Pt; Lane and RP 22R6317 Part 1
353 Turnberry Street, Wingham

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby Adjourns their regular meeting of Council and opens a Public Meeting to consider Zoning By-Law Amendment MTu Z03-2022.

~

PUBLIC MEETING – ZONING BY-LAW AMENDMENT

6.2.1 Call to Order

6.2.2 Declaration of Pecuniary Interest

6.2.3 Requirement

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

6.2.4 MTu Z03-2022 Reinhardt

We have provided Council with a report prepared by Huron County Planner, Meghan Tydd-Hrynyk regarding the Zoning By-Law Amendment application submitted by Joe Reinhardt.

6.2.5 Purpose

The purpose of the proposed zoning by-law amendment is to amend the zoning on the proposed lot from Severance Application C79-2022 - 353 Turnberry Street (Plan 410 Lots 149 to 151 Pt; Lane and RP 22R6317 Part 1) in the Municipality of Morris-Turnberry. The proposed zoning on the lot described as “Retained” on the map below would be rezoned from Village Residential – Low Density (VR1) to Village Residential – Medium Density (VR2) to allow for a four unit residential building. The proposed zoning on the lot described as “Severed” would remain Residential – Low Density (VR1). The subject property is approximately 1.7 acres with the retained property being approximately 0.84 acres and the severed portion being approximately 0.80 acres.

6.2.6 Application Process

An application was submitted by Joe Reinhardt and was considered complete on August 12th, 2022.

Notice of the Public Meeting was mailed by the municipality to all property owners within 120m of the property on September 9th, 2022, and notice was posted on the subject property.

A public meeting was held on October 4th 2022, at which Council deferred a decision on the application to allow time for the applicant and Planner to discuss an alternate proposal for two lots. The proposal was adjusted to what is presented here. Notice of the

revised application was required due to the extent of the changes from the original proposal and was issued to agencies and all property owners within 120m of the property on November 15th.

6.2.7 Comments

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

6.2.8 Recommendation of the Huron County Planner

It is recommended that zoning by-law amendment application Z03-2022 be **denied**.

6.2.9 Effect of Public and Agency Comments

6.2.10 Close public meeting

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby closes the Public Meeting to consider Zoning By-Law Amendment MTu Z03-2022 and reconvenes its regular meeting of Council.

~

6.2.11 Consideration of Zoning By-Law Amendment MTu Z03-2022

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby refuses application MTu Z03-222 to amend Morris-Turnberry Zoning By-law 45-2014 based on being inconsistent with the Provincial Policy Statement, not conforming with the Huron County or Morris-Turnberry Official Plans, and not representing good planning, as detailed in the Planner's report.

~

7.0 **STAFF REPORTS**

7.1 PLANNING DEPARTMENT

7.1.1 Bill 23 – More Homes Built Faster – Planning Changes

A report has been prepared by Planner Meghan Tydd-Hrynyk in this regard for the information of Council.

8.0 **BUSINESS**

8.1 PLANNING ORIENTATION

A presentation has been prepared by Planner Meghan Tydd-Hrynyk.

8.2 GENERAL UPDATE TO ZONING AND OFFICIAL PLAN

A public meeting was held on November 1st 2022 with regard to these applications. A report has been prepared by Huron County Planner, Meghan Tydd-Hrynyk describing changes made following the meeting.

8.2.1 Consideration of Official Plan Amendment MTu OPA-11.

*Moved by ~
Seconded by ~*

THAT leave be given to introduce By-Law # 49-2022, being a by-law to amend the Official Plan of the Municipality of Morris-Turnberry, as amended, and that it now be read severally a first, second, and third time, and finally passed this 6th day of December 2022.

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

8.2.3 Consideration of Zoning By-Law Amendment MTu Z04-2022

*Moved by ~
Seconded by ~*

WHEREAS Council of the Corporation of the Municipality of Morris-Turnberry has held a Public Meeting pursuant to Section 34(12) of the Planning Act, RSO 1990 with respect to a proposed general update to the Morris-Turnberry zoning by-law;

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

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

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*Moved by ~
Seconded by ~*

THAT leave be given to introduce By-Law # 48-2022, being a by-law to amend by-law 45-2014 of the Municipality of Morris-Turnberry, and that it now be read severally a first, second, and third time, and finally passed this 6th day December 2022.

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8.2.4 Effect of Public and Agency Comments on the decision of Council

8.3 PIONEER PARK AGREEMENT

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

*Moved by ~
Seconded by ~*

THAT The Council of the Municipality of Morris-Turnberry directs staff to return a by-law authorizing the execution of an agreement between the Municipality and the Maitland Valley Conservation Authority for the sue of the Pioneer Park Conservation Area to the next meeting of Council.

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8.4 COMMITTEE AND LOCAL BOARD APPOINTMENTS

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

*Moved by ~
Seconded by ~*

THAT leave be given to introduce By-Law # 53-2022, being a by-law to appoint officials, members of committees and boards, and other such persons as are required, and that it now be read severally a first, second, and third time, and finally passed this 6th day December 2022.

~

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby supports the reappointment of North Huron Reeve Paul Heffer to sit as the representative for the Central Group on the Ausable Bayfield Source Protection Committee.

~

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby supports the reappointment of South Bruce Councillor Mike Niesen to the Saugeen Valley Conservation Authority Board.

~

8.5 COUNCIL MEETING DATES 2023

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

*Moved by ~
Seconded by ~*

THAT The Council of the Municipality of Morris-Turnberry hereby adopt the proposed meeting dates for 2023 as presented, and;

THAT staff are directed to bring forward an amendment to the procedure by-law establish meetings of Council on the first and third Tuesdays of the month, with the first meeting of the month being held virtually in the evening, and the second meeting of the month in person during office hours.

~

8.6 HOLIDAY OFFICE CLOSURE

As has been the practice in previous years, staff recommend that Council consider reduced office hours over the holiday season, closing the office from Wednesday December 28th and reopening at 8:30 am on Tuesday January 3rd. Not including Statutory Holidays, this would have the office closed to the public for an additional 3 days.

*Moved by ~
Seconded by ~*

THAT The Council of the Municipality of Morris-Turnberry directs staff to close the Municipal office to the public from Wednesday December 28th, to reopen at 8:30 am on Tuesday January 3rd.

~

8.7 OFFICE HOUR STANDARDIZATION

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

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby approves the recommended hours of operation for the Municipal Office of 8:30 am to 4:30 pm year-round effective immediately.

~

9.0 **COUNCIL REPORTS**

Kevin Freiburger

Jamie McCallum

Jodi Snell

Sharen Zinn

Jamie Heffer

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

- 10.1 Media Release – Affordable Housing – Huron County
- 10.2 Media Release – EV Charging Stations – Huron County
- 10.3 Media Release – Glen McNeil re-elected as Warden – Huron County
- 10.4 Correspondence – Ontario Municipal Partnership Fund Funding 2023
- 10.5 Correspondence – Huron County Council, Board and Committee Schedule
- 10.6 Correspondence – Response to Bill 23 – Maitland Valley Conservation Authority
- 10.7 Correspondence – Congratulations to Council – Enbridge Gas
- 10.8 Board Meeting Highlights – Avon Maitland District School Board – November 15
- 10.9 Board Meeting Highlights – Avon Maitland District School Board – November 29
- 10.10 Monthly Report – Belgrave Water – October 2022
- 10.11 Resolution – VIA Rail Service – City of Stratford
- 10.12 Outstanding Action Items

11.0 **NEW BUSINESS**

None.

12.0 **BY-LAWS AND AGREEMENTS**

12.1 DEVELOPMENT AGREEMENT

As a condition of severance C53-2021, the applicant was required to enter into a Development Agreement with the Municipality to ensure that the recommendations from the Environmental Impact Study and the County Biologist are implemented. The agreement has been drafted and is presented here under by-law 55-2022 for consideration.

*Moved by ~
Seconded by ~*

THAT leave be given to introduce By-Law # 54-2022, being a by-law to authorize the execution of a development agreement between the Municipality and Rural Management Inc., and that it now be read severally a first, second, and third time, and finally passed this 6th day of December 2022.

~

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 and Treasurer remaining in attendance, for the purpose of discussing confidential matters pursuant to the following sections of the Municipal Act:

1. *Section 239 (2) (D) regarding employee negotiations*
2. *Section 239 (2) (K) regarding negotiations to be carried on 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 # 55-2022, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on December 6th, 2022, and that it now be read severally a first, second, and third time, and finally passed this 6th day of December 2022.

~

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 20th, 2022, 7:30 pm
Regular Meeting of Council – Tuesday, January 17th, 2022, 7:30 pm



MUNICIPALITY OF MORRIS-TURNBERRY

COUNCIL MINUTES

Tuesday, November 15th, 2022, 10:00 am

The Council of the Municipality of Morris-Turnberry met in Council Chambers in for the inaugural meeting of the 2022-2026 term of Council on the 15th day of November 2022, at 10:00 am.

Council in Attendance

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

Staff in Attendance

Trevor Hallam	CAO/Clerk
Kim Johnston	Deputy Clerk
Mike Alcock	Director of Public Works
Meghan Tynd-Hrynyk	Huron County Planner

Others in Attendance

Cory Bilyea	Wingham Advanced Times
Denny Scott	The Blyth Citizen

1.0 CALL TO ORDER

CAO/Clerk Trevor Hallam called the meeting to order at 10:00 a.m.

Mr. Hallam noted that Cory Bilyea of the Wingham Advance Times disclosed the use of recording equipment for the purpose of writing articles in advance of the meeting.

2.0 DECLARATION OF OFFICE

Mr. Hallam invited each member of Council to take the Declaration of Office, following which Mr. Hallam ceded the chair to Mayor Heffer.

3.0 INAUGURAL ADDRESS

Mayor Jamie Heffer will delivered an inaugural address.

Mayor Heffer called for a brief recess to allow for photos of the new Council.

Denny Scott and Cory Bilyea left the meeting.

4.0 ADOPTION OF AGENDA

Motion 258-2022

*Moved by Jamie McCallum
Seconded by Kevin Freiburger*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the agenda for the meeting of November 15th, 2022, as circulated.

Carried.

5.0 DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST

None.

6.0 MINUTES

Motion 259-2022

*Moved by Sharen Zinn
Seconded by Jodi Snell*

*THAT the Council of the Municipality of Morris-Turnberry hereby
adopts the November 1st, 2022, Council Meeting Minutes as
written.*

Carried.

7.0 ACCOUNTS

Motion 260-2022

*Moved by Sharen Zinn
Seconded by Jamie McCallum*

*THAT the Council of the Municipality of Morris-Turnberry hereby
approves for payment the November 15th accounts in the amount
of \$300,000.44.*

Carried.

8.0 PUBLIC MEETINGS AND DEPUTATIONS

None.

9.0 STAFF REPORTS

9.1 CLERK

9.1.1 Municipal Election Recount Results

A report prepared by Deputy Clerk Kim Johnston in this regard for the information of Council was presented by Mr. Hallam

9.2 BY- LAW ENFORCEMENT

9.2.1 By-Law Enforcement Activities – September and October 2022

A report prepared by CBO/By-Law Enforcement Officer Kirk Livingston regarding by-law enforcement activities for September and October was presented by Mr. Hallam.

9.3 BUILDING

9.3.1 Building Department Activities – September and October 2022

A report prepared by CBO/By-Law Enforcement Officer Kirk Livingston regarding building department activities for September and October was presented by Mr. Hallam.

10.0 BUSINESS

10.1 APPOINTMENT OF COUNTY COUNCIL ALTERNATE

Staff recommended appointing the Deputy Mayor to the position of County Council Alternate by resolution.

Motion 261-2022

*Moved by Sharen Zinn
Seconded by Sharen Zinn*

THAT the Council of the Municipality of Morris-Turnberry hereby appoints Deputy Mayor Kevin Freiburger to be the Alternate Member of Huron County Council.

Carried.

10.2 COUNCIL ORIENTATION

Mr. Hallam provided information to Council regarding the role and responsibilities of Council, the administrative structure of the municipality, and active service agreements.

11.0 **COUNCIL REPORTS**

Kevin Freiburger

None.

Sharen Zinn

Attended a meeting of the Brussels Medical Dental Board.
Attended the Brussels Remembrance Day Ceremony on behalf of the Municipality.

Jamie McCallum

Attended a meeting of the Coalition for Huron Injury Prevention on November 9th.

Jodi Snell

No report.

Jamie Heffer

Attended the Wingham Remembrance Day Ceremony on behalf of the Municipality.

12.0 **CORRESPONDENCE, MINUTES, ITEMS FOR INFORMATION**

- 12.1 Media Release – Libro Donation to Northern Huron Connection Centre – United Way
- 12.2 Flyer – Northern Huron Connection Centre – United Way
- 12.3 Correspondence – Brussels Medical Dental Board letter to Huron East Council
- 12.4 Correspondence – Congratulations - Stratford & Area Builders' Association
- 12.5 Minutes – Brussels Medical Dental Board – June 29
- 12.6 Minutes – MVCA Members Meeting – 20 July, 2022
- 12.7 Minutes – MVCA Members Meeting – 21 September, 2022
- 12.8 Minutes – Brussels Fire Area Committee – October 26, 2022
- 12.9 Outstanding Action Items

13.0 **NEW BUSINESS**

None.

14.0 **BY-LAWS AND AGREEMENTS**

None.

15.0 **CLOSED SESSION**

No business for consideration in closed session.

16.0 CONFIRMING BY-LAW

Motion 262-2022

*Moved by Sharen Zinn
Seconded by Jodi Snell*

THAT leave be given to introduce By-Law # 52-2022, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on November 15th, 2022, and that it now be read severally a first, second, and third time, and finally passed this 15th day of November 2022.

Carried.

17.0 ADJOURNMENT

Motion 263-2022

*Moved by Kevin Freiburger
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris-Turnberry does now adjourn at 11:50 am.

Carried.

NEXT MEETINGS:

Regular Meeting of Council – Tuesday, December 6th, 2022, 7:30 pm
Regular Meeting of Council – Tuesday, December 20th, 2022, 7:30 pm

Mayor, Jamie Heffer

Clerk, Trevor Hallam

Municipality of Morris-Turnberry
Account List for

December 6 2022

General

Hydro One	Morris Office	418.11
Bell Canada	Morris Office	454.99
Bell Canada	Emergency Lines	100.61
Bell Mobility	Cell Phone	25.07
Telizon	Long Distance Phone	4.42
Huron Clean	Office Cleaning	389.00
Orkin Canada	Pest Control	106.73
Pitney Bowes	Postage Machine Rental	191.20
OSIM	Municipal Website	33.90
Artech Signs & Graphics	Councilor Name Plate	25.43
Midwestern Newspapers Corp	Advertisements	192.10
North Huron Publishing Company Inc.	Advertisements	62.15
Krantz law Professional Corporation	Legal	424.39
Bluevale Community Committee	Hall Rentals	420.00
Technical Standards and Safety Authority	Bluevale Hall Chairlift Licence	250.00
Ausable Bayfield Conservation Authority	2022 Source Water Protection	7,601.71
Municipality of Morris-Turnberry	Belgrave Development Property Tax Reconciliation	88.95
Township of North Huron	October Fire Calls	3,092.53
Maurice Douma	2022 Brussel Medical Dental Board Meetings	163.14
Walkerton Clean Water Centre	Council Training Registrations	847.50
Green's Meat Market	Staff Appreciation Gifts	2,100.00
Infrastructure Ontario	Belgrave Development Loan Payment	32,504.52
County of Huron	2022 Q4 Levy	603,820.19
Avon Maitland District School Board	2022 Q4 Education Levy	239,083.46
Huron-Perth Separate School Board	2022 Q4 Education Levy	39,217.63
Conseil Scolaire Viamonde	2022 Education Levy	627.57
Minister of Finance	EHT - November 2022	708.15
WSIB	WSIB - November 2022	951.90

Payroll

November 23 2022	Payroll	18,545.15
	Expenses	884.22
Council Pay	Payroll - November 2022	4,544.24
	Rec General	554.21

958,433.17

Building Department

Bell Mobility	Cell Phone	25.07
Minister of Finance	EHT - November 2022	156.95
WSIB	WSIB - November 2022	230.19

Payroll

November 23 2022	Payroll	4,454.81
	Expenses	-

Building Total

4,867.02

Property Standards

Keppelcreek	November Property Standards	1,046.17
	Property Standards Total	1,046.17

Drainage

Hydro One	Hopper Pump	107.73
John McKercher Construction	Lamont Municipal Drain	322.05
GM BluePlan Engineering Limited	Pease Municipal Drain	322.05
Dietrich Engineering Limited	Thompson Lamont Deyell Municipal Drain	3,955.00
Vandriel Excavating Inc.	Ellison Municipal Drain	27,746.09

Drainage Total

32,452.92

Parks & Cemeteries

Hydro One	Kinsmen Park	34.54
PE Inglis Holdings Inc.	Portable Unit - Hwy 86 Park	170.00
Maitland Conservation	Bluevale Pioneer Park Property Taxes	369.68

Parks & Cemeteries Total**574.22****Belgrave Water**

Hydro One	Belgrave Water	1,282.02
Hydro One	Humphrey Well	46.33
Bell Canada	Belgrave Water	137.26
Allstream	Belgrave Water	68.15
Veolia Water	October Operations	6,349.52
Pannabecker Holdings Inc.	Haul Waste Water	519.80

Water Total**8,403.08****Landfill**

Hydro One	Morris Landfill	107.90
Bell Mobility	Cell Phone	8.91
Best Weigh Scale	Scale Maintenance	1,463.35
John McKercher Construction Ltd.	Morris Landfill	9,726.49

Landfill Total**11,306.65****Roads**

HuronTel	Turnberry Shop	66.56
Bell Canada	Morris Shop	227.50
Bell Canada	Turnberry Shop	100.61
Bell Mobility	Cell Phones	62.67
Hydro One	Morris Shop	209.05
Enbridge	Turnberry Shop	289.62
Comco Fasteners Inc.	Shop Supplies	104.32
PBJ Cleaning Depot	Water & Ice Melt	224.49
Paul Cook Electric	Morris & Turnberry Shop Lights	1,106.84
AGO Industries Inc.	Safety Clothing	522.79
CT Environmental Ltd.	Storm Sewers	2,480.35
MGM Townsend Tire	Repair for 13-03 Grader	698.34
McGavin Farm Equipment	Parts for 19-06 Tandem	379.95
Huron Tractor	Parts for 09-02 & 17-01 Graders	293.22
Wesley Riley Contracting	Winter Sand Stacker Rental	2,253.94
Da-Lee	Pothole Repair	1,939.08
Ausable Bayfield Conservation	Phragmites Control	1,725.79
Lavis Contracting Co Ltd.	Clyde Line Paving Holdback	53,741.68
Five9 Solutions Inc.	Radio Upgrade	34,971.01
Property Owners	Return Entrance Permit Deposit x2	1,000.00
Minister of Finance	EHT - November 2022	848.58
WSIB	WSIB - November 2022	1,244.59

Payroll

November 23 2022	Payroll	27,174.98
	Expenses	-

Roads Total**131,665.96****Account Total****1,148,749.19****Approved By Council:**

December 6 2022

Mayor - Jamie Heffer_____
Treasurer- Sean Brophy



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

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

www.huroncounty.ca

Consent Application Report – File C79-2022

Owner/Applicant: Joe Reinhardt on behalf of Joe Reinhardt Const Ltd.	Date: December 6, 2022
Property Address: 353 Turnberry Street	
Property Description: Concession B, Pt Lot 10; RP 22R-6317, Lots 149-151 Pt Lane, Turnberry Ward	

Recommendation: That provisional consent be:

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

Purpose:

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

Area Retained: 0.83 ac (3,381 m2) +/-	Official Plan Designation: Urban (Settlement Area)	Zoning: Village Residential – Low Density (VR1)
Area Severed: 0.80 ac (3,251 m2)	Official Plan Designation: Urban (Settlement Area)	Zoning: Village Residential – Low Density (VR1)

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 with the Huron County Official Plan;
- ☒ Conforms with 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 been recommended for approval by the local township; and
- ☐ Has no unresolved objections/concerns raised (to date) from agencies or the public.

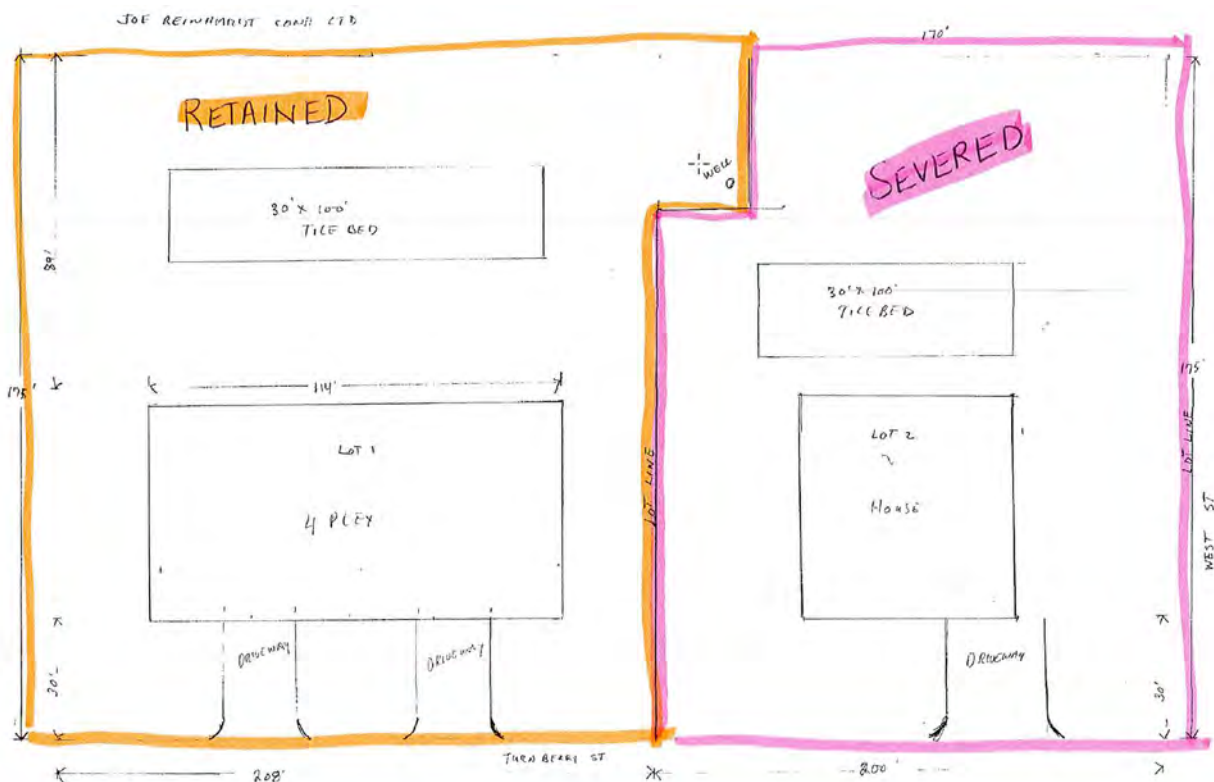
Agency Comments:

	Not Received	No Objections	Comments
Municipal Staff			Concerns received from MT Public Works – see below
Neighbours			Concerns received from Neighbour – see below

Figure 1. Subject Property (outlined in orange)



Figure 2. Severance Sketch (submitted by applicant)



Purpose:

This application proposes to create two lots from one existing parcel, zoned Village Residential – Low Density (VR1) in the Settlement Area of Lowertown. The subject parcel is vacant with the exception of one shed that is proposed to be removed. This application proposes two lots, with one of the lots proposed to be used for a four-plex residential building (see Figure 2- Retained), another lot to be utilized for a single detached dwelling (see Figure 2- Severed)

The applicant submitted a Nitrate Study report as part of their complete application package, prepared by Geoff Rether, Senior Hydrogeologist, of Wilson & Associates. The report concluded, “the maximum number of units allowable under the Ministry of Environment, Conservation & Parks (MECP) guideline will be 2.3. Therefore, 2 lots (with single units) will be supportable under the MECP guideline limit of 10mg/L”. The applicant is applying for the creation of two lots with a total of five residential units.

Planning Review:

The Planning Act (the Act) is provincial legislation that sets out the parameters for land use planning in Ontario. It describes how land uses may be controlled, and who may control them. Section 2 of the Act states that Municipal Council in *carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,*

- (e) the supply, efficient use and conservation of energy and water;*
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- (h) the orderly development of safe and healthy communities;*
- (j) the adequate provision of a full range of housing, including affordable housing;*
- (n) the resolution of planning conflicts involving public and private interests;*
- (o) the protection of public health and safety;*
- (p) the appropriate location of growth and development; and*
- (r) the promotion of built form that, (i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.*

This application does not have regard to all matters of provincial interest. While the approval of this application and corresponding zoning by-law amendment application would provide a range of housing options without considerations of concerns from a hydrogeology/nitrate perspective, the application does not allow for the orderly development of a safe community, nor is there regard to public health and safety from a drinking water perspective.

The Provincial Policy Statement, 2020 (PPS) provides policy direction on matters of provincial interest and planning decisions are required to be consistent with these policy directions. The PPS provides policy direction to ensure that communities are developed in a healthy, safe and efficient manner.

The following PPS policies shown in italics are highlighted for discussion for the subject application:

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development.

This application and supporting documents do not demonstrate no risk to public health, nor is there confirmation that the site conditions are suitable for the long-term provision of private servicing with no negative impacts. Given the hydrogeological conditions in this area of Lowertown, an application to create two parcels with 5 units is not appropriate. This application and submitted documentation do not demonstrate no negative impact over the long-term, and as such, this application is not desirable for the appropriate development or use of the land, proposed buildings or structures. This application is not consistent with the PPS.

The Huron County Official Plan considers Lowertown, Wingham to be a Tertiary Settlement Area. *Tertiary Settlement Areas are villages and hamlets which are serviced by individual or private communal on-site services. Development in these areas will be small-scale and limited to infilling and rounding out. These communities are intended to provide fewer opportunities for growth, a limited variety of services, and employment opportunities that are in keeping with the rural setting and character of the community.*

Section 6.6 of the Morris-Turnberry Official Plan (referred to as “the Plan”) outlines the hydrogeological concerns within the Settlement Area of Lowertown, Wingham. Within Lowertown, there are no municipal sewer or water systems. Lowertown has a known high water table and sensitive soils. The Plan requires that lot sizes be determined by the suitability of soils for sewage disposal, which is required to be in compliance with the Ministry of Environment and Energy (MOEE) D-Series Guideline D-5-4 Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment (referred to as D-5-4 Guidelines).

The Plan states that limited development may be permitted on private septic systems where it has been demonstrated that impacts to ground and surface water will be within acceptable limits as per standards established by the appropriate authority. The Nitrate Study concludes that the subject property can support 2 residential units on private services. The application proposes 5 units between the two lots which is not supported and thus, the proposed density of development is inappropriate in this location.

The Department is supportive of the two lots being created only if they are re-zoned for a single detached dwelling on each (total of 2 units).

Comments:

The applicant indicated there is an existing septic system on the lot identified as Severed. Morris-Turnberry Chief Building Official does not have any knowledge of the system being installed or whether it will be sufficient for the proposed development. There is a well currently on the property that is on the lot identified as Severed 2.

Concerns were received from the Municipal Public Works Department in regard to the overall development of the subject property. Public Works staff are concerned about lot grading and drainage, storm water management and site planning, including but not limited to: appropriate setbacks, snow storage, parking, servicing, etc. Public Works staff concluded that proceeding to rezone and sever the subject property without any relevant plans or studies being completed and reviewed by a Professional Engineer is not recommended. Furthermore, considerations for planting strips and appropriate buffers between land-uses are required.

One neighbour commented that he does not have any objections to the severance application but would like to make it known that he owns an aerodrome on the other side of West Street and felt it necessary that any perspective owners or renters be made aware of the adjacent land use.

Another neighbour commented that they are opposed to the development of a four plex on the retained property as it does not fit in with the character of the area.

Conclusion:

It is recommended that application C79/22 be approved with the following condition:

1. That both the retained and severed parcel be zoned VR1-Special to only permit a single detached dwelling.

This condition is critical as it is the recommendation of the nitrate study and required to safeguard drinking water in this location.

Sincerely,

“Original Signed By”

Meghan Tydd-Hrynyk
Planner

Recommended Conditions

Expiry Period

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

Municipal Requirements

2. All municipal requirements, financial or otherwise, be met to the satisfaction of the Municipality (for example: servicing connections, cash-in-lieu of park dedication, property maintenance, compliance with zoning by-law provisions for structures).
3. 911 addressing for the subject lands be dealt with to the satisfaction of the Municipality.
4. \$300 cash-in-lieu of park dedication per newly created lot.
5. A lot grading and drainage plan be completed to the satisfaction of the Municipality and Conservation Authority.
6. Stormwater Management be addressed to the satisfaction of the Municipality and Conservation Authority.

Survey/Reference Plan

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

Zoning

8. Where a violation of any municipal zoning by-law is evident, the appropriate minor variance or rezoning be obtained to the satisfaction of the Municipality.
9. That both the retained and severed parcel be zoned VR1-Special to only permit a single detached dwelling.



PLANNING & DEVELOPMENT

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To: Mayor and Members of Morris-Turnberry Council

From: Meghan Tydd-Hrynyk, Planner

Date: December 6, 2022

Re: Zoning By-law Amendment Z03-2022

Concession B, Pt Lot 10; RP 22R-6317, Lots 149-151 Pt Lane (353 Turnberry Street)

Owner/Applicant: Joe Reinhardt

RECOMMENDATION

It is recommended that zoning by-law amendment Z03-2022 as applied for be **denied**.

The Department can support the development of the severed and retained parcels resulting from Consent C79-2022 for a single detached dwelling on each lot. Should Council agree, a motion pursuant to Section 34(17) of the Planning Act is required to recognize minor changes occurring since the time of the Public Meeting.

PURPOSE

The purpose of the proposed zoning by-law amendment is to amend the zoning on one proposed lot from Severance Application C79-2022 affecting lands described as 353 Turnberry Street (Plan 410 Lots 149 to 151 Pt; Lane and RP 22R6317 Part 1) in the Municipality of Morris-Turnberry. The proposed zoning on the lot described as "Retained" on the map below would be rezoned from Village Residential – Low Density (VR1) to Village Residential – Medium Density (VR2) to allow for a four unit residential building. The subject property is approximately 1.73 acres with the Retained Parcel being 0.83 acres and the Severed Parcel being 0.80 acres.

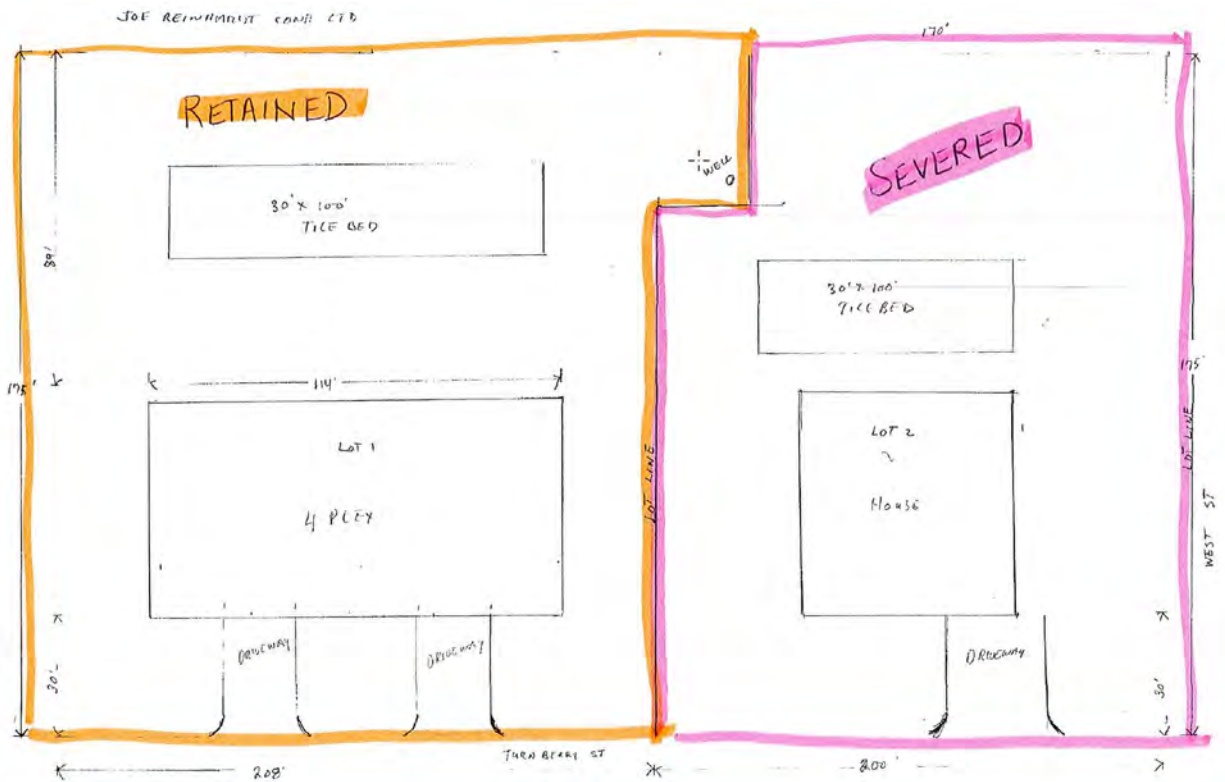
REVIEW

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

Figure 1. Airphoto of Subject Property (outlined in orange)



Figure 2. Site Sketch provided by the applicant



The overall property is approximately 1.73 acres (0.7 hectares) in size with the Retained Parcel being 0.83 acres. The site is bounded by residential to the north, east and south and agriculture on the west.

The applicant is proposing to sever the property, resulting in 2 lots. The resulting severed lot will remain VR1. The retained lot is proposing to change the zoning to VR2 to allow for a fourplex to be developed on the property.

Hydrogeological Nitrate Study

Section 8.15 of the Morris-Turnberry Official Plan (MT OP) requires that a hydrogeological/nitrate study be required for development proposed on private sewage services. The applicant retained Geoff Rether, Senior Hydrogeologist from Wilson Associates to complete the Nitrate Study. The current application is proposing 5 dwelling units on 2 lots (a four-plex on the first and a single detached dwelling on the second).

The location of the subject lands in Lowertown are identified as being surrounded by a Significant Groundwater Recharge Area (SGRA) in the Maitland Valley Sourcewater Protection Plan. Sourcewater Protection states that a SGRA is an area that will *“allow a significant amount of rain or snow melt to infiltrate down into groundwater, and can contribute to the quantity of groundwater available. Groundwater can also be vulnerable to contamination in these areas depending on the depth and type of soil.”*

In the submitted Nitrate Study, the upper soil profile of the subject lands is confirmed to consist mainly of sandy silt with some clay, to a sand and silt with some clay with varying gravel content and that shallow groundwater conditions are indicated throughout the site.

The report concludes that under the Provincial Guideline D-5-4 “Technical Guideline for Individual On-Site Sewage Systems”, the maximum number of lots with single detached dwellings is two (2). The applicant’s Nitrate Study does not support the proposed development.

Planning Act

The Planning Act (the Act) is provincial legislation that sets out the parameters for land use planning in Ontario. It describes how land uses may be controlled, and who may control them. Section 2 of the Act states that Municipal Council *in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,*

- (e) the supply, efficient use and conservation of energy and water;*
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- (h) the orderly development of safe and healthy communities;*
- (j) the adequate provision of a full range of housing, including affordable housing;*
- (n) the resolution of planning conflicts involving public and private interests;*
- (o) the protection of public health and safety;*
- (p) the appropriate location of growth and development;*

This application to recognize an increase in lot density for the establishment of a four-plex dwelling does not have regard to all matters of provincial interest. While the development would provide a range of housing options for the area of Lowertown, without appropriate servicing considerations and options for the long-term, the application does not allow for the orderly development of a safe community, nor is there regard to public health and safety from a drinking water perspective.

In review of the submitted nitrate study, there are several significant concerns regarding lot intensification. This application does not have regard to the Planning Act.

Provincial Policy Statement, 2020 (PPS)

The Provincial Policy Statement provides policy direction on matters of provincial interest and planning decisions are required to be consistent with these policy directions. The PPS provides policy direction to ensure that communities are developed in a healthy, safe and efficient manner.

The following PPS policies shown in italics are highlighted for discussion for the subject application:

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development.

Given the Nitrate Report conclusions, an application for a four-plex dwelling unit represents inappropriate intensification on private services. The application and submitted documentation do not confirm that the proposed lot density and site conditions are suitable for the long-term provision of private servicing with no negative impacts. The application is not consistent with the PPS.

Huron County and Morris-Turnberry Official Plans

The Huron County Official Plan considers Lowertown to be a Tertiary Settlement Area. Tertiary Settlement Areas are villages and hamlets which are serviced by individual or private communal on-site services. Development in these areas will be small-scale and limited to infilling and rounding out. These communities are intended to provide fewer opportunities for growth, a limited variety of services, and employment opportunities that are in keeping with the rural setting and character of the community.

The MT OP contains policies for development within the Settlement Areas. Section 6.1.3 of the MT OP states that development in Tertiary Settlement Areas, such as Lowertown will be small-scale and limited to infilling and rounding out. Section 6.3 outlines the general policies for intensification. Section 6.3.2.1 states, in Tertiary Settlement areas, increased density and intensification will be based on the provision of adequate services. As such, the application does not conform to the Huron County or Morris-Turnberry Official Plan.

The Residential policies of the Official Plan (Section 6.6) do not permit commercial uses such as the proposed commercial storage warehouse. Commercial storage warehouses often have security fencing and lighting which is not in keeping with the surrounding residential area and could create land use conflict.

Planning Comments

The subject proposal does not represent infilling or minor rounding out – it is an example of intensification of existing lots. The development of five (5) dwelling units cannot be supported in this location on conventional septic systems; the calculations based on the nitrate loading of a conventional system demonstrate that only two (2) dwelling units can be supported.

Site Design

The direction contained in Section 6.5.6 (Hamlet Development Standards) is relevant as it states that severances will be used to infill and to develop small holdings as a logical extension of existing development. When severances are used to develop small holdings, they will be based on a pre-design approved by the Municipality and will indicate how the proposed lots fit into the existing development pattern. Further, it states that lot sizes will be sufficient to accommodate the proposed method of servicing over the long term. Where septic systems are proposed, developments will comply with the provincial groundwater protection criteria for nitrates.

Insufficient information regarding the proposed septic treatment system has been provided in order to comment on the viability of the proposed lot layout.

Comments Received

Morris-Turnberry Public Works Department:

The proposed zoning amendment in itself will have no negative impact on Morris-Turnberry Public Works. However, the proposed development that requires the zoning amendment may. In order to proceed with the proposed development an approved lot grading and drainage plan including but not limited to existing and proposed grades, all drainage features, drainage connections, surface types etc. will be required. A Storm Water Management Plan may be required to ensure non-injurious storm water drainage to a suitable outlet. A site plan showing all buildings and features with dimensions will be required including, but not limited to set back requirements, snow storage, parking spaces, tile beds etc.

The above plans shall be submitted without qualifications and be designed and prepared by a qualified Professional Engineer.

Proceeding to rezone and sever this property prior to the relevant plans and studies being completed is not recommended by the Morris-Turnberry Public Works Department.

One neighbour commented that he does not have any objections to the severance application but would like to make it known that he owns an aerodrome on the other side of West Street and felt it necessary that any perspective owners or renters be made aware of the adjacent land use.

Another neighbour commented that they are opposed to the development of a four plex on the retained property as it does not fit in with the character of the area.

Summary

This application is not consistent with the PPS, does not conform to the Huron County or Morris-Turnberry Official Plans and does not represent good planning. As such, it is recommended that as a result of approving Consent Application C79/22 the zoning on the severed and retained land be rezoned to VR1-Special to only allow for the development of a single family residential unit.

Sincerely,
"original signed by"

Meghan Tydd-Hrynyk, Planner



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To: Mayor and Members of Morris-Turnberry Council
From: Meghan Tydd-Hrynyk, Planner & Denise Van Amersfoort, Manager of Planning
Date: November 30th, 2022
Subject: Bill 23, More Homes Built Faster Act (2022) – Planning Changes

RECOMMENDATION

That this report be received for information.

BACKGROUND

The provincial government introduced Bill 23, the More Homes Built Faster Act, on October 25th, 2022 with the intent to expedite housing development. After some amendments to the legislation, the bill was passed on November 28th, 2022.

The Province is also undertaking a review of various housing and land use policies to identify and remove barriers to getting more homes built including but not limited to:

- Provincial Policy Statement (PPS) and A Place to Grow review proposal
- Conserving Ontario's Natural Heritage
- Ontario's Wetland Evaluation System Proposal; and
- Potential measures to support Rent-to-Own.

These proposals are posted on the Environmental Registry of Ontario for comment.

COMMENTS

Bill 23 includes changes to the *Planning Act*, as well as other related legislation, such as the *Conservation Authorities Act*, *Ontario Land Tribunal Act*, *Development Charges Act* and *Municipal Act*, among others. An overview of the changes most relevant to the core planning function is summarized below.

Site Plan Control

Residential developments containing no more than 10 residential units are now exempted from Site Plan Control. Matters of 'exterior design' are also prohibited from being subject to Site Plan Control, except when related to exterior access to a building that will contain affordable housing units or to any part of such building.

Appeals Rights to the Ontario Land Tribunal (OLT)

The new legislation contains significant changes to appeal rights to the Ontario Land Tribunal (OLT). This includes removal of the right of appeal to the OLT for Consent and Minor Variance applications for certain third-parties, such as members of the public or community groups. Third-party appeal rights for these individuals and groups were previously removed for Plans of Subdivision and Site Plan Control

applications. Members of the public and/or community groups still retain appeal rights for Zoning By-law Amendment and Official Plan Amendment applications. Other third-parties such as municipalities, certain public agencies, and the Minister will continue to have a right of appeal on all applications. Applicants will also maintain existing appeal rights on all applications.

Plan of Subdivision -- Public Meetings No Longer Required

Bill 23 has removed the requirement for municipalities to hold a statutory public meeting for Plan of Subdivision applications. The requirement to provide Notice of Public Meeting to prescribed persons, such as members of the public within proximity of the subject lands or public agencies, is also subsequently removed. As result, the requirement to have an opportunity for persons at a public meeting to make representation, such as verbal comments, is removed. It is our understanding that interested members of the public will be directed to provide written comments.

Removal of Upper-Tier Planning Approvals for Specific Municipalities

Bill 23 has removed planning responsibilities, including approval authority, from specific upper-tier municipalities (Simcoe County, Durham Region, Halton Region, Niagara Region, Peel Region, Waterloo Region, York Region). This change is not applicable in Huron County.

Required Minimum Number of Residential Units on Urban Residential Land

The legislation requires that no Official Plan may contain policy or that no Zoning By-law may contain provisions which prohibit the following on a “parcel of urban residential land”:

- Two residential units in a detached house, semi-detached house or rowhouse if all the ancillary structures contain no more than one residential units
- Three residential units in a detached house, semi-detached house or rowhouse if no ancillary structure contains any residential units
- One residential unit in an ancillary structure to a detached house, semi-detached house or rowhouse with no more than two residential units and no other ancillary structure contains any residential units

As such, three residential units per parcel of urban residential land is to be permitted as a right. A new definition for “parcel of urban residential land” is provided which includes land within an area of settlement in which residential use is permitted and is served by municipal drinking water and sewage works.

The Huron County Housing Friendly Review recommended a four-unit maximum in low density, fully serviced residential areas which has been passed in several local municipalities including Central Huron and Huron East. This exceeds the thresholds introduced by this legislation.

No Official Plan policies or Zoning By-law provisions may require more than one parking space to be provided per residential unit as described above, and may not include a minimum floor area for the residential unit. The Zoning By-law is required to be updated to conform to these policies within one year of the Official Plan being updated to reflect same.

Applications Following New Official Plan or Zoning By-law

Previously, the *Planning Act* prohibited Official Plan Amendments made within two years of the adoption of a new Official Plan or Secondary Plan and Zoning By-law Amendments made within two years of the passing of a new Zoning By-law. Bill 23 has repealed these prohibitions.

Parkland Dedication and Cash-in-Lieu

The maximum rates that developers may dedicate for parkland or may be charged for cash-in-lieu of parkland dedication have changed. Local municipalities in Huron County currently accept a flat fee for cash-in-lieu based on the number of new lots created, and, as such some of these changes may not be as consequential.

- For conveyances of land, the maximum rate is changed from one hectare per 300 residential units to one hectare for 600 net residential units (excluding affordable residential units).
- For cash-in-lieu payments, the maximum alternative rate is reduced from one hectare for each 500 residential units to one hectare for 1000 net residential units (excluding affordable residential units).
- If a development includes affordable units, the parkland contribution may not exceed 5% of the land multiplied by the number of affordable units to the total number of residential units in the development.
- Additional residential units within a detached house, semi-detached house or rowhouse are exempted from parkland dedication.

Collected cash-in-lieu funds are placed in a dedicated account by the Township. Bill 23 requires that 60% of these funds must be spent or allocated annually. Cash-in-lieu rates are also effectively frozen for two years after the approval of a Zoning By-law Amendment or Site Plan Control application for the development. If a building permit is not granted within those two years, then the cash-in-lieu rate is collected as of the permit date.

Development Charges

Changes have been made *Development Charges Act*. One such change includes exempting certain developments from development charges as defined in the act, including:

- Affordable residential units
- Attainable residential units
- Non-profit housing development
- Additional residential units in existing and new residential buildings up to 3 units in total
- The creation of the greater of the following in an existing residential building with four or more residential units:
 - One residential unit or 1% of the existing residential units

Conservation Authorities

Changes made to the *Conservation Authorities Act* restrict the ability of conservation authorities to only provide comment on flood and erosion matters. This is anticipated to have impacts for local planning service delivery as it restricts Conservation Authorities from providing technical expertise and application review for natural heritage matters. It is anticipated that necessary staff capacity or the use of external firms will increase to cover natural heritage review.

Bill 23 also removes “pollution” and “conservation of land” from the tests of development considered by Conservation Authorities. Further, Bill 23 exempts development proposals which are processed under the *Planning Act* from conservation authority permits. Finally, the legislation allows for conservation authority-owned lands to be declared surplus for the purpose of supporting housing development

NEXT STEPS

The Planning and Development Department will continue to monitor for additional regulations relating to Bill 23 and advise accordingly.

'Original signed by'

Meghan Tydd-Hrynyk
Planner

'Original signed by'

Denise Van Amersfoort
Manager of Planning



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To: Mayor and Members of Morris-Turnberry Council
From: Meghan Tydd-Hrynyk, Planner & Denise Van Amersfoort, Manager of Planning
Date: November 30, 2022
Re: **General Update to Morris-Turnberry Official Plan & Zoning Bylaw**

RECOMMENDATION

It is recommended that:

1. Minor changes as outlined in response to Council feedback be included in the amendment;
2. Should no unresolved issues present, Official Plan Amendment No. 11 be **adopted and forwarded to the County of Huron for approval**; and
3. Associated Zoning By-law Amendment Z04-2022 be **approved** pursuant to Section 34(17) of the Planning Act RSO 1990 as there have been minor changes made since the time of the public meeting.

PURPOSE and DESCRIPTION

The purpose of the General Update Amendment is to update several policies and provisions in the Official Plan and Zoning Bylaw. The Morris-Turnberry Official Plan was last reviewed in 2017 and since that time, the County of Huron Official Plan and Provincial Policy Statement have been updated (in 2021 and 2020, respectively). The purpose of the General Update Amendment is primarily to include direction in the Official Plan and Zoning By-law to introduce provisions for additional residential units in agricultural settings and to clarify development standards within village settings.

This report is provided as an addendum to the report provided at Council's November 1, 2022 session.

COMMENTS

In response to comments received from Council at the November 1, 2022 session and input received since from the CAO/Clerk, the following changes have been incorporated into the draft Official Plan and Zoning Bylaw Amendment:

- 1) Increase maximum height of accessory building in Highway Commercial Zone to 10 metres;
- 2) Remove permissions for detached Additional Residential Unit in AG4 zone;
- 3) Permit a 'garden suite as per Section 39 of the Planning Act' accessory to community facility relying on horse drawn transportation as opposed to an Additional Residential Unit; and
- 4) Permit ARU in VR1 zone pending an increased minimum lot size of 2 acres.

The introduction of Additional Residential Units on AG4 properties has been supported in Huron East, Central Huron, Howick, North Huron and Ashfield-Colborne-Wawanosh to date. The Municipalities of Bluewater and South Huron are currently considering General Update Bylaws with the same change included. It is possible that Morris-Turnberry will be the only Municipality within Huron that does not permit Additional Residential Units detached on an AG4 property. The Department is supportive of providing more flexibility with housing options in agricultural settings; the 'garden suite' approach is

considered more restrictive in that these units are required to be temporary, involve agreements naming the occupant of the unit and require Planning Act approvals.

CONCLUSION

It is recommended that Official Plan Amendment No. 11 **be adopted and forwarded to the County of Huron for approval** and associated Zoning By-law Amendment Z04-2022 be **approved**. Both amendments are consistent with the Provincial Policy Statement, 2020 and conform to the Huron County Official Plan.

Sincerely,

‘Original signed by’

Meghan Tydd-Hrynyk
Planner

‘Original signed by’

Denise Van Amersfoort, RPP MCIP
Manager of Planning



CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 49-2021

Being a by-law to adopt a 'General Update' amendment to the Official Plan of the Municipality of Morris-Turnberry.

WHEREAS the Council of the Corporation of the Municipality of Morris-Turnberry considers it advisable to amend the Official Plan of the Corporation of the Municipality of Morris-Turnberry, as amended;

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

1. This by-law shall apply to all lands within the Municipality of Morris-Turnberry.
2. This by-law affects the Morris-Turnberry Official Plan, as attached as Schedule B.
3. That the Clerk is hereby authorized and directed to provide Notice of Adoption of the Amendment in accordance with Section 17(23) of the Planning Act, RSO 1990, as amended.
4. The plan authorized by this by-law shall come into effect pursuant to Section 17(27) of the Planning Act, RSO 1990, as amended.
5. This By-law shall come into force and take effect on the day of final passing thereof.

Read a FIRST and SECOND time this 6th day of December 2022

Read a THIRD time and FINALLY PASSED this 6th day of December 2022

Mayor, Jamie Heffer

Clerk, Trevor Hallam

AMENDMENT NO. 11
(GENERAL UPDATE)
TO THE
MUNICIPALITY OF MORRIS-TURNBERRY
OFFICIAL PLAN

CONSTITUTIONAL STATEMENT

PART ‘A’

Part ‘A’ is the preamble to Amendment No. 11 to the Official Plan for the Municipality of Morris-Turnberry, and does not constitute part of this amendment. It provides general introductory information on the purpose, location and basis of the amendment.

PART ‘B’

Part ‘B’ consisting of the following text constitutes Amendment No. 11 to the Official Plan for the Municipality of Morris-Turnberry. Part ‘B’ contains the housekeeping text amendment.

PART ‘C’

Part ‘C’ is the appendix and does not constitute part of this amendment. The appendices contain the background data, planning considerations and public participation associated with this amendment. Although the attached appendices do not constitute part of the formal amendment, they do provide explanatory material. In cases where a more detailed interpretation of the amendment is required, such an interpretation will be obtained from the appendices.

**PART ‘A’
PREAMBLE**

**AMENDMENT NO. 11 TO THE OFFICIAL PLAN
FOR THE MUNICIPALITY OF MORRIS-TURNBERRY**

1. PURPOSE

The purpose and effect of the General Update is primarily to include updated direction and clarification for Additional Residential Units, the application of Minimum Distance Separation, and requirements for compliance with Provincial nitrate guidelines to ensure the long term protection of groundwater in privately serviced areas.

This is an amendment under Sections 17 and 21 of the Planning Act and not a Five Year Review under Section 26 of the Planning Act.

This Amendment will:
Agriculture

1. Incorporate policies and provisions to permit Additional Residential Units in the agricultural area as follows:
 - a. On commercial scale farms (AG1), an ARU is permitted in either or both of the main dwelling and detached unit provided the detached ARU is located within 60 metres of the main dwelling and utilizes the same laneway.
 - b. On small agricultural holdings (AG4) and ARU is permitted in the main dwelling.
2. Clarify that Minimum Distance Separation is not applicable to On-Farm Diversified Uses or Agricultural Commercial Industrial (AG3) uses.
3. Amend the application of MDS to cemeteries such that cemeteries are treated as a Type A Land Use (single distance) rather than a Type B Land Use (double distance).
4. Expand permissions for on-farm accommodation for farm labour to building types other than a mobile home.

Urban Settlement Areas

5. Incorporate provisions for Additional Residential Units (ARU) in Village settings subject to a re-zoning, supportive nitrate study and sufficient area to locate a septic system.
6. Update source water protection policies and mapping to reflect updated mapping for Belgrave Municipal Well and incorporate Wellhead Protection Areas (WHPAs) on key maps.
7. Permit single detached dwellings in all village and hamlets settings where appropriate but require multi-unit dwellings (including semi-detached and duplexes) to be established subject to re-zoning, supportive nitrate study and sufficient area to locate a septic system.
8. Permit modular homes to be utilized for detached ARUs in VR2 zones.
9. Clarify that lot creation and/or intensification is permitted based on MOE D-Series Guidelines for Nitrates and the County’s Nitrate Terms of Reference.

2. LOCATION

The amendment applies to all lands within the Municipality of Morris-Turnberry.

3. BASIS

The purpose and effect of the General Update is primarily to include updated direction and clarification for Additional Residential Units, the application of Minimum Distance Separation, and requirements for compliance with Provincial nitrate guidelines to ensure the long term protection of groundwater in privately serviced areas.

This is an amendment under Sections 17 and 21 of the Planning Act and not a Five Year Review under Section 26 of the Planning Act.

PART 'B'

AMENDMENT NO. 11 TO THE OFFICIAL PLAN FOR THE MUNICIPALITY OF MORRIS-TURNBERRY

1. INTRODUCTION

All of this part of the document entitled Part 'B' consisting of the following text, constitute Amendment No. 11 to the Morris-Turnberry Official Plan.

2. DETAILS OF THE AMENDMENT

2.1 The text of the Municipality of Morris-Turnberry Official Plan is hereby amended by:

- a) Amend Section 3.2 (Goals) by the addition of the following:
To recognize that a strong agricultural economy requires housing but not to allow the decentralization of general housing uses onto prime agricultural lands.
- b) Amend Section 3.3.1 by replacing all text after "established in the Zoning Bylaw" with the following:
A maximum of two (2) additional residential units accessory to a main dwelling may be permitted on farms engaged in commercial scale farming, either within the farm dwelling and/or in an accessory building.
If located within an accessory building, the additional residential unit must:
 - i. meet MDS requirements;
 - ii. be situated within close proximity to the existing dwelling;
 - iii. use the existing driveway for access as the main farm dwelling;
 - iv. Have appropriate services available. The additional residence is encouraged but not required to share water and wastewater services with the existing dwelling.

Additional Residential Units will not be permitted to be severed onto a separate lot, and may not be considered for a surplus farmhouse severance.

In addition to the main dwelling and additional residential units, a farm parcel is also permitted to contain accommodations for additional farm labourers if demonstrated to be required by the farm operation. The accommodations can take multiple forms and are not limited to temporary forms of housing but must be located within close proximity to the building cluster.

On parcels in the agricultural designation which are not engaged in commercial scale farming, a total of one (1) Additional Residential Unit is permitted within the main dwelling or within an accessory building which is located in the immediate vicinity of the main dwelling, complies with Minimum Distance Separation Formulae, and utilizes the same access point and laneway. A consent for lot creation will not be permitted for Additional Residential Units.

Garden suites are also permitted on a temporary basis in a moveable structure ancillary to the dwelling and subject to the policies outlined in the Settlement Area Section.

On-farm residences, whether main, additional, farm labour, garden suites, etc., shall not be permitted in areas where natural hazards present unsurmountable issues such as impracticability of floodproofing, unsafe access, issues of erosion or unstable soils, etc.

- c) Section 3.3.9. is amended by the deletion of the third paragraph and replace with the following:
All cemeteries within the geographic boundaries of Morris-Turnberry are considered low visitation and shall be considered a Type A Land Use for the purpose of MDS.
- d) Section 3.3.7 is hereby amended by the addition of the following:
On-Farm Diversified Uses are not subject to Minimum Distance Separation requirements and are encouraged to cluster with the on-farm dwelling where possible.

On-Farm Diversified Uses that include on-farm events (including but not limited to weddings and outdoor concerts) are subject to Site Plan Control. All other on-farm diversified uses may be subject to site plan control.

- e) Amend Section 3.3.6. with the addition of the following:
Agriculturally Related Commercial and Industrial Operations are not subject to Minimum Distance Separation requirements, nor are barns required to meet MDS requirements when siting in proximity to an agricultural related commercial or industrial use.
- f) Section 6.2 is hereby amended by the deletion of “to encourage redevelopment and intensification of underutilized properties” and replaced with the following:
To encourage sustainable development which protects groundwater over the long term.
- g) Section 6.3.2. is amended by the replacement of the first paragraph with the following:
At this time, there is limited potential for intensification due to reliance on private services. Where demonstrated to comply with Provincial and County Nitrate standards, the efficient use of land is encouraged. In Morris-Turnberry, intensification means: infilling, rounding out of development, conversion of existing buildings to multiple units and the establishment of Additional Residential Units.
- h) Section 6.3.2.1. (Tertiary) is deleted and replaced with the following:
In Tertiary Settlement areas, minor rounding out and infilling will be permitted based on the provision of adequate services.
- i) Section 6.3.2.2. is hereby deleted.
- j) Section 6.3.3.2. is amended by the replacement of ‘Second Unit’ with ‘Additional Residential Unit’.
- k) Section 6.5.1 is hereby amended by the addition of the following:
All new development involving the creation of new lots or establishment of multiple-unit residential buildings will be supported by Hydrogeological Nitrate Studies completed in accordance with Provincial Nitrate Guidelines and the County’s Terms of Reference for Nitrate Studies. New lots will be sized to accommodate a conventional (Class 4) septic system but there is no requirement to provide a contingency bed area. Where it is demonstrated that the aquifer is isolated from potential impacts, the minimum lot size is 0.5 acres for a single detached dwelling. Intensification of existing, undersized lots is not permitted.
- l) Section 6.5.1 is hereby amended by the replacement of the fourth paragraph with the following:
Additional Residential Unit: a self-contained residential unit with kitchen and bathroom facilities that is located within a single detached or within a building or structure which is accessory to single detached.

Additional Residential Units will be permitted in privately serviced settlement areas subject to appropriate standards of health and safety with respect to on-site sewage disposal and general lot planning. A total of one (1) Additional Residential Unit is permitted on a private serviced lot, either within the dwelling or in a building or structure accessory to the dwelling.

An Additional Residential Unit will not be permitted on a privately serviced lot that is less than 0.8 hectares (2 acres) unless supported by a Nitrate Study completed in accordance with Provincial Guidelines and the County Terms of Reference for Nitrate Studies.

Additional Residential Units are not permitted on lots which are legal non-conforming with respect to minimum lot area or existing, undersized lots.

The Zoning Bylaw will establish the zones within which Additional Residential Uses may be permitted and shall include provisions to regulate the use.

- m) Section 6.6.1. (Low Density Residential) is amended by the replacement of the first paragraph with the following:
The primary use of land designated Residential is low density residential development. Single detached will be permitted in all areas of the Villages and Hamlets, where appropriate. Proposals for the development of multiple units, whether Additional Residential Unit accessory to a single detached or a semi-detached/duplex, will require a re-zoning and must demonstrate compliance with Provincial Nitrate Guidelines and the County’s Terms of Reference for Nitrate Studies.

New residential development, including minor rounding out and infill, shall occur at a density which allows for long term, sustainable use of private water and wastewater systems with no negative impacts to groundwater. New lots will be sized for a conventional septic bed but there is no requirement to provide a contingency bed.

Healthy neighbourhoods are inclusive of all housing needs. Uses such as group homes, hospice, overnight respite, emergency housing, transitional housing or related will be permitted in all residential areas.

In Lowertown and elsewhere as appropriate, new or improved active transportation infrastructure such as walking trails should be incorporated into the design of newly developing areas.

Additional Residential Units will be permitted in privately serviced settlement areas subject to appropriate standards of health and safety with respect to on-site sewage disposal and general lot planning. A total of one (1) Additional Residential Unit is permitted on a private serviced lot, either within the dwelling or in a building or structure accessory to the dwelling.

An Additional Residential Unit will not be permitted on a privately serviced lot that is less than 0.8 hectares (2 acres) unless supported by a Nitrate Study completed in accordance with Provincial Guidelines and the County Terms of Reference for Nitrate Studies.

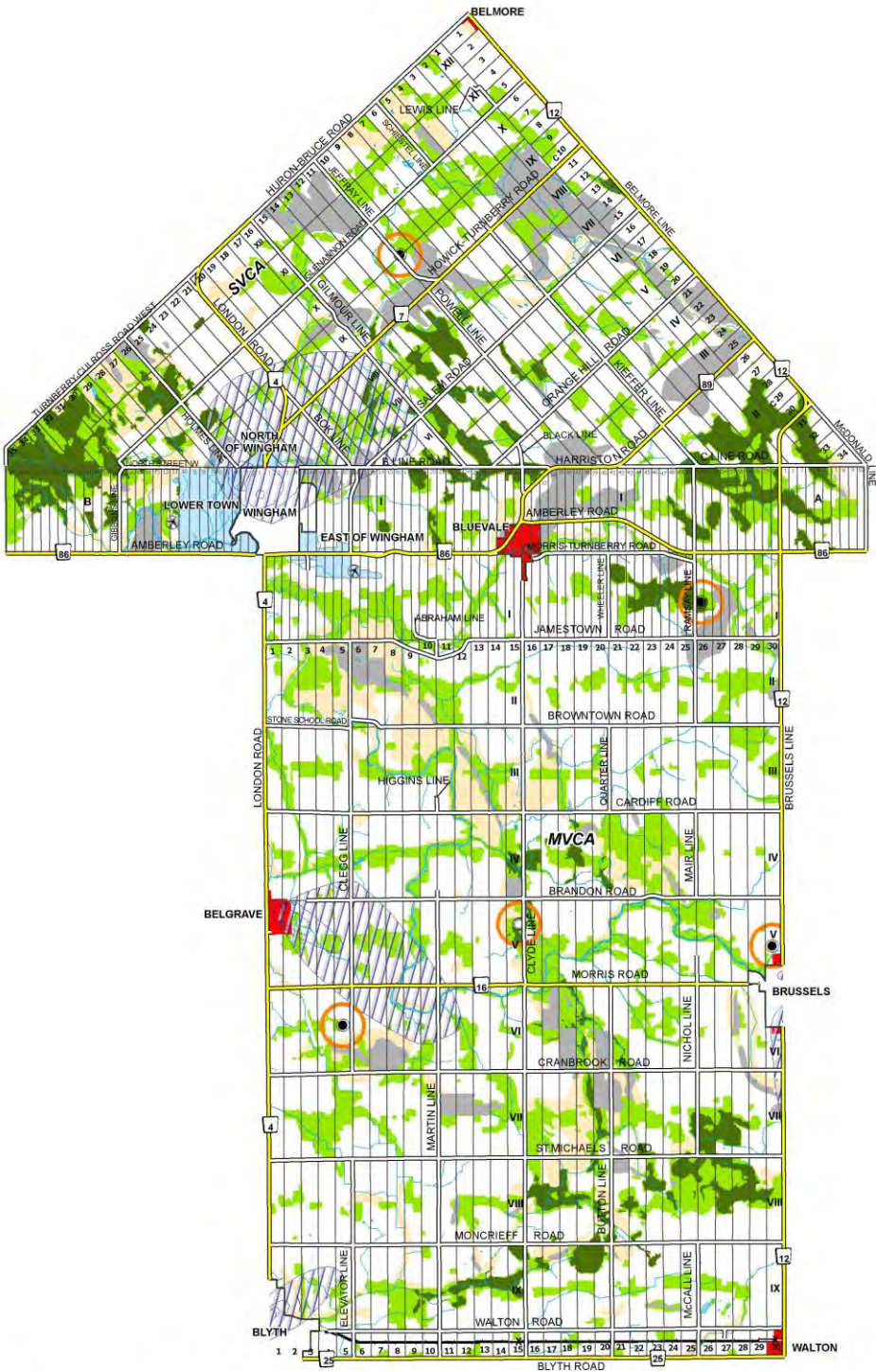
Additional Residential Units are not permitted on lots which are legal non-conforming with respect to minimum lot area or existing, undersized lots.

The Zoning Bylaw will establish the zones within which Additional Residential Uses may be permitted and shall include provisions to regulate the use.

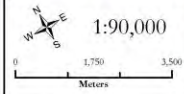
- n) Section 6.6.1 (Medium and High Density) is renamed 'Medium Density' and amended with the addition of the following as the first sentence:
Where multiple unit developments are proposed, the lot density will be based on conventional septic systems as outlined in the County of Huron's Nitrate Study Terms of Reference. Should full services become available, the development standards will be amended to reflect.
- o) Section 6.6.1 (Medium Density) b. is hereby deleted.
- p) Section 6.5.6.e is hereby deleted and replacement with the following:
Lot sizes will be sufficient to accommodate the proposed method of servicing over the long term. Where septic systems are proposed, developments will comply with the provincial groundwater protection criteria for nitrates, the County's Terms of Reference for Nitrate Studies and all lots will be sized for conventional septic systems. There is no requirement to provide a contingency bed area. Where it is demonstrated that the aquifer is isolated from potential impacts, the minimum lot size is 0.5 acres for a single detached dwelling.
- q) Section 6.6.7.d is deleted and replaced with the following:
Lot sizes will be sufficient to accommodate the proposed method of servicing over the long term. Where septic systems are proposed, developments will comply with the provincial groundwater protection criteria for nitrates, the County's Terms of Reference for Nitrate Studies and all lots will be sized for conventional septic systems. There is no requirement to provide a contingency bed area. Where it is demonstrated that the aquifer is isolated from potential impacts, the minimum lot size is 0.5 acres for a single detached dwelling. Where it is demonstrated that the aquifer is isolated from potential impacts, the minimum lot size is 0.5 acres for a single detached dwelling.
- r) Section 6.6.8.i is amended by the deletion of all text after "as per standards established by" and replace with the following: Provincial Guidelines D-5-4 and the County Terms of Reference for Nitrate Studies.
- s) Section 7.3.10 is amended by the addition of the following: Wellhead Protection Areas (WHPAs) are Site Plan Control Areas.
- t) Section 8.15 is amended by the addition of the following after the first sentence:
"Should a peer review be required by the Municipality, the completed and accepted peer review is a requirement of complete application".

MUNICIPALITY OF MORRIS-TURNBERRY
OFFICIAL PLAN
SCHEDULE "B"
LAND USE PLAN

Amended by:
OPA # 2
OPA # 5
OPA # 6



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- | | | |
|--------------------|--------------------------|---------------------------------------|
| PROVINCIAL HIGHWAY | OPEN LANDFILL | AGRICULTURE |
| COUNTY ROAD | CLOSED LANDFILL | FORMER RAILWAY LANDS |
| MUNICIPAL ROAD | LANDFILL BUFFER | Mineral Aggregate |
| LOT BOUNDARY | WATERCOURSE | NATURAL ENVIRONMENT |
| C.A. BOUNDARY | AIRPORT | NATURAL ENVIRONMENT - FULL PROTECTION |
| | WELLHEAD PROTECTION ZONE | NON-PRIME AGRICULTURE |
| | | URBAN |
| | | VILLAGE/HAMLET |

PART 'C'

APPENDICES

The appendices do not form part of the amendment but are for information purposes only.

Background

The purpose and effect of the General Update is primarily to include updated direction and clarification for Additional Residential Units, the application of Minimum Distance Separation, and requirements for compliance with Provincial nitrate guidelines to ensure the long term protection of groundwater in privately serviced areas.

This is an amendment under Sections 17 and 21 of the Planning Act and not a Five Year Review under Section 26 of the Planning Act.

This Amendment will:

Agriculture

1. Incorporate policies and provisions to permit Additional Residential Units in the agricultural area as follows:
 - a. On commercial scale farms (AG1), an ARU is permitted in either or both of the main dwelling and detached unit provided the detached ARU is located within 60 metres of the existing building cluster and utilizes the same laneway.
 - b. On small agricultural holdings (AG4) and ARU is permitted in the main dwelling.
2. Clarify that Minimum Distance Separation is not applicable to On-Farm Diversified Uses or Agricultural Commercial Industrial (AG3) uses.
3. Amend the application of MDS to cemeteries such that cemeteries are treated as a Type A Land Use (single distance) rather than a Type B Land Use (double distance).
4. Expand permissions for on-farm accommodation for farm labour to building types other than a mobile home.

Urban Settlement Areas

5. Establish Wellhead Protection Areas as Site Plan Control Areas and update mapping.
6. Incorporate provisions for Additional Residential Units (ARU) in Village settings subject to a re-zoning, supportive nitrate study and sufficient area to locate a septic system.
7. Permit single detached dwellings in all village and hamlets settings where appropriate but require multi-unit dwellings (including semi-detached and duplexes) to be established subject to re-zoning, supportive nitrate study and sufficient area to locate a septic system.
8. Permit modular homes to be utilized for detached ARUs in VR2 zones.
9. Clarify that lot creation and/or intensification is permitted based on MOE D-Series Guidelines for Nitrates and the County's Nitrate Terms of Reference.



THE CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW 48 – 2022

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

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

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

1. The text amendments of this by-law shall apply to all lands within the Municipality of Morris-Turnberry.
2. The mapping amendments of this by-law shall apply to the properties legally described as:
 - i. Plan 162, Pt Lots 66 and 67, Reference Plan 22R6075 Part 1 (39 Queen Street, Belgrave);
 - ii. Plan 162, Pt Lot 67, Reference Plan 22R6075 Part 3 (4 Parker Drive, Belgrave); and
 - iii. Properties within Wellhead Protection Areas (Blyth, Belgrave and Wingham).

3. Section 2 is hereby amended by the addition of the following in alphabetical order:

Dwelling with Supports:

Means a residence for the short or long term accommodation of persons who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well-being. This shall include, for example, a group home, transitional housing, hospice, respite care, crisis care facility but shall not include a hotel or motel.

Additional Residential Unit:

Means an additional residential unit shall be an accessory dwelling unit with its own kitchen, sanitary facilities and bedroom(s)/sleeping area.

On-Farm Diversified Use:

Means uses that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses and uses that produce value-added agricultural products. On-farm diversified uses may include accessory retail of goods produced on the property or goods produced on farms located within a 50km radius.

4. Section 2 is hereby amended by the replacement of the term 'dwelling, multiple attached' with 'dwelling, rowhouse'.
5. Section 2 is amended by the addition of 'day nursery' to the Home Occupation definition.
6. Section 2 is amended by the deletion of 'Group Home'

7. Section 3.4.3 (Height of Accessory Buildings) is amended by the addition of “except when in a VC2 zone where the maximum height is 8 metres not containing more than two storeys”.
8. Section 3.18 is amended by the addition of the following:
A Garden Suite may transition to a permanent Additional Residential Unit provided it meets the provisions of the appropriate section of this Bylaw.
9. Section 3 is hereby amended by the addition of Section 3.52 (On Farm Diversified Uses) as follows:
3.52 On Farm Diversified Uses
 - Are secondary to the principal agricultural use of the property, are operated by the persons residing on the farm and do not interfere with the farm operation and do not conflict with the surrounding uses.
 - Do not cause a traffic or safety concern and provide safe access onto an open public road.
 - Obtain relevant permits from the appropriate approval authority.
 - Agri-tourism uses and Value Added agricultural uses under 1 hectare in size are permitted in the AG1 zone. Uses larger than 1 hectare shall be permitted in the AG3 zone.
 - The area calculation should consider the total area of buildings, structures, outdoor storage, landscaped areas, wells and septic systems, berms, laneways and parking areas but discount those areas which are shared between the agricultural uses and the on-farm diversified use.
 - Buildings can occupy a maximum of 20% of the allowable area calculation. Where a building is proposed to accommodate for on-farm events, the maximum is 120 persons seated capacity or 20% of the allowable area calculation, whichever is less.
 - 25% of the floor area of a building containing an agri-tourism or value added agricultural uses be used for retailing products grown/produced on the farm and goods produced on farms within a 50km radius.
 - Servicing (e.g. private and/or public water & sewage services) for the agri-tourism and value added agricultural uses must be located within the maximum 1 hectare area.
 - Buildings for agri-tourism uses & value added agricultural uses shall be clustered together with buildings for the principle agricultural use of the property.
 - MDS shall not apply to on-farm diversified uses and these uses are encouraged to cluster with the on-farm dwelling.
 - Site Plan Control will apply to agri-tourism on-farm diversified uses.
10. Section 3 is hereby amended by the addition of Section 3.53 as follows:
3.53 Wellhead Protection Areas
There are 3 Wellhead Protection Areas in Morris-Turnberry: Wingham, Belgrave and Blyth.
In addition to the zone provisions of the applicable zones, this By-law shall regulate development in the 5 year time of travel in Municipal Wellhead Protection Areas. Development will be permitted within wellhead protection areas provided that the development does not include any risks as identified by the Source water Protection Act. Any development with risk potential will require the approval of the applicable Conservation Authority. On the key maps, wells are shown in addition to the 5 year time of travel with an overlay pattern.
11. Section 3 is amended by the addition of Section 3.54 as follows:
3.54. Additional Residential Unit (ARU)
Notwithstanding any other provisions of this By-law to the contrary, the following provisions shall apply to permit the construction of an Additional Residential Unit as an accessory use to a single-detached dwelling in the permitted zones:
 - In commercial scale agricultural settings in an AG1 zone, a maximum of two Additional Residential Units is permitted per property with one unit within or attached to the main residence and one within a detached structure.

- In small holding agricultural settings (AG4), a maximum of one Additional Residential Units is permitted per property within or attached to the main residence.
- In village settings (VR1 and VR2), a maximum of one Additional Residential Unit is permitted accessory to an unconverted single detached dwelling provided the minimum size of the property is 8000 square metres (2 acres). The ARU is permitted within or attached to the main residence or within a detached structure.
- The ARU must use the same entrance/driveway as the main dwelling
- One (1) additional on-site parking space is provided for the ARU in addition to the parking for the main dwelling.
- Where an ARU is contained within an accessory building, the following provisions apply:
 - The maximum separation from the main dwelling is 60 metres;
 - Section 14.4 when located in the VR2 zone.
- Notwithstanding any other provisions of this By-law to the contrary, an ARU located within an accessory building in the agricultural area shall not be established closer to neighbouring livestock facilities than the legally established single detached dwelling to which it is accessory to unless the ARU complies with Minimum Distance Formulae (MDS).
- Maximum Building Size
 - When detached and located in a VR2 zone, the structure containing the ARU shall be no greater than 75% of the gross area of the main floor of the dwelling including attached garages provided the total buildings do not exceed the maximum lot coverage.

12. Section 4.2 is hereby deleted and replaced with the following:

Section 4.2 Accessory Uses

- Detached Dwelling and/or mobile home accessory to Agriculture
- Converted dwelling
- Dwelling with Support
- On Farm Diversified Use
- Additional Residential Unit(s) (total of 2) with one (1) within the main dwelling and/or one (1) within a detached structure accessory to Main Dwelling
- Residential units for farm labour, accessory to agriculture
- Commercial Greenhouse less than 2 acres in size
- Anaerobic Digester

13. Section 4.3 is amended by the addition of the following:

- Additional Residential Unit within a detached structure including but not limited to a mobile home.
- One multi-unit residential building for farm labour including a rowhouse to a maximum of 4 units.

14. Section 4 is hereby amended by the addition of Section 4.4.4. as follows:

4.4.4.a. Additional Residential Unit in Accessory Structure shall

- Be permitted with a maximum separation of 60 metres measured from the main dwelling;
- Utilize the same laneway as the main dwelling
- Comply with Minimum Distance Separation Formulae to barns on separately titled lots.

15. Section 4 is hereby amended by the addition of Section 4.4.4.b as follows:

4.4.4.b. Farm Labour Housing

- Where accommodation for farm labour is required, a maximum of four (4) units are permitted provided the farm labour dwelling:
 - is a maximum distance of 60 metres from the main dwelling or if no main dwelling exists, a maximum distance of 60 metres from the largest building (eg. livestock barn, greenhouse, etc);
 - utilizes the same laneway as the dwelling or in the case of no dwelling, the facility served by the on-farm labour (eg. greenhouse or barn);
 - complies with Minimum Distance Separation Formulae to barns on separately titled lots.

16. Sections 4.5, 5.6, 6.7 and 7.6 are hereby amended with the addition of the following:
 - Minimum Distance Separation is not applied to or from On-Farm Diversified Uses or Agricultural Commercial Industrial (AG3) uses.
17. Section 4.5, 5.6, 6.7 and 7.6 are hereby amended with deletion of 'For Closed or Inactive Cemeteries' and replaced with the following:
Application of MDS to Cemeteries
"All cemeteries located outside of the settlement areas of the Municipality but within its geographic boundaries are considered Low Visitation Cemeteries. Low Visitation Cemeteries (whether Closed or Open) shall be classified as Type A Land Use for purposes of MDS".
18. Section 4 is amended by the merging of Sections 4.8 and 4.10 under 4.8.
19. Section 4 is hereby amended by the addition of the following as the new 4.10:
4.10. On Farm Diversified Uses
On-farm diversified uses are permitted accessory to an agriculture use in accordance with Section 3.52 and the provisions of the AG1 zone.
20. Section 7.2 is amended by the replacement of "limited" with "general" after 'agricultural use'.
21. Section 7.5 is hereby amended by the addition of the following:
7.5.2 Accessory Buildings
Accessory buildings not containing livestock are required to meet the following interior side and rear yard minimum setbacks:
For buildings 10 square metres or less: 1.5 metres
For buildings greater than 10 square metres but less than 100 square metres: 3 metres
For buildings 100 square metres or greater: 5 metres.
22. Section 7.5.3 is hereby added as follows:
7.5.3 Accessory Building Containing Livestock
Notwithstanding any provision of this by-law to the contrary, an accessory building containing livestock may be established subject to the following:
 - Interior Side Yard (minimum): 10 metres
 - Rear Yard (minimum): 10 metres
 - Building height (maximum): 12 metres
 - Must be located in rear or interior side yard.
 - Compliance with Minimum Distance Separation Formula. Where the yard setbacks as required by MDS are not the same as above, the larger of the two setbacks applies.
23. Section 14.1 is hereby amended deleted and replaced with the following:
Permitted Uses
 - single detached dwelling
 - dwelling with support in single detached dwelling;
24. Section 14.4. (Lot Area of Partial and Private Septic) is hereby deleted and replaced with the following:
14.4. Lot Area (minimum) – 4000 square metres (1.0 acre)
25. Section 15.1 is hereby deleted and replaced with the following:
15.1 Permitted Uses
 - uses permitted in a VR1 Zone
 - home occupation
 - an Additional Residential Unit (ARU) accessory to an unconverted single detached dwelling.
 - uses accessory to the permitted uses
26. Section 15.2 is hereby deleted and replaced with the following:

- 15.2. Permitted Structures
- single detached dwelling
 - semi-detached dwelling
 - duplex dwelling;
 - conversion of single detached dwelling to a total of 2 units;
 - dwelling with support in single detached dwelling
 - uses accessory to the permitted uses
27. Section 15.3. is hereby deleted and replaced with the following:
- 15.3.1. Single detached dwelling – as per Section 14.4.
- 15.3.2 All other dwelling types
- Lot Area (minimum) – 8000 square metres (2.0 acre)
 - Lot Frontage (minimum) – 46 metres
 - Lot Depth (minimum) – 46 metres
 - Front Yard (minimum) – 7.5 metres
 - Interior Side Yard Depth (minimum) – 3 metres
 - Exterior Side Yard Depth (minimum) – 7.5 metres
28. Section 15.7 is hereby amended by the addition of 15.7.3 as follows:
- 15.7.3. VR2-3
- The existing rowhouse is permitted subject to the provisions of Section 3.29.
29. Section 20 is hereby amended by the addition of the following:
- 20.5.3. Community Facilities for Communities Relying on Horse Drawn Transportation
- A community facility serving communities who rely on horse drawn transportation are permitted in an Agricultural Special Zone or Community Facility zone subject to the following:
- The community facility cannot be separated from the farm.
 - A garden suite is permitted accessory to the community facility as per Section 39 of the Planning Act.
 - The dwelling is a maximum distance of 60 metres from the community facility.
 - Comply with Minimum Distance Separation Formulae to barns on separately titled lots as a Type A land use (single distance).
30. Section 14.5.3 is hereby amended by the deletion of ‘4.5 metres’ and replacement with ‘6 metres’.
31. Section 14.5.2. is hereby deleted and replaced with the following:
- 14.5.2 Ground Floor Area (maximum)
- For lots less than 1 acre – 90 square metres
 - For lots 1 acre and greater – 115 square metres
32. Section 15.5.2. is hereby deleted and replaced with the following:
- Section 14.5.2. applies.
33. Section 15.5.3. is hereby deleted and replaced with the following:
- Section 14.5.3. applies.
34. Section 15 is hereby amended by the deletion of Section 15.6.3 (Title Separation of Multiple Attached Dwellings on Full Municipal Services).
35. All other provisions of By-law 45-2014 shall apply.

36. This by-law shall come into force pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

Read a FIRST and SECOND time this 6th day of December, 2022.

Read a THIRD time and FINALLY PASSED this 6th day of December, 2022.

Mayor, Jamie Heffer

Clerk, Trevor Hallam

SCHEDULE 1

CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY BY-LAW NO. 48-2022

By-law No 48- 2022 has the following purpose and effect:

1. The purpose and effect of the General Update is primarily to include direction in the Morris-Turnberry Official Plan and Zoning By-law to address housing needs including:
 - permit Additional Residential Units (ARU) in agricultural settings;
 - permit additional Residential Units (ARU) in village settings where lots are large enough to address long term water quality considerations;
 - minor housekeeping items such as updates to definitions and general provisions.

The proposed General Update Amendment proposes primarily text changes to the Official Plan and Zoning By-law and select mapping changes.
2. This by-law amends the Municipality of Morris-Turnberry Zoning By-law 45-2014. All other zone provisions apply.
3. The location map and detail map showing the location to which this by-law applies are found on the following pages and are entitled Schedule 2.

**THE CORPORATION OF THE
MUNICIPALITY OF MORRIS-TURNBERRY
BY-LAW NO. 48 – 2022**

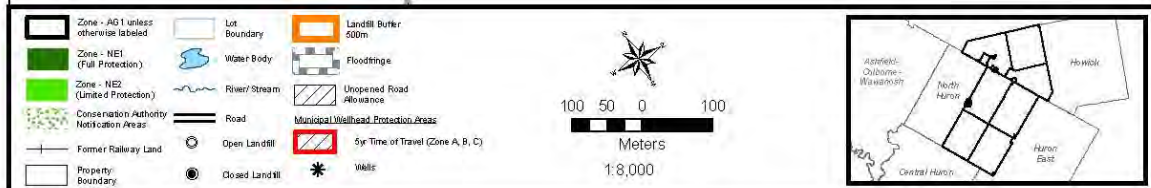
September 27, 2022

1 Amended by By-law 47-2015
2 Amended by By-law 95-2017
3 Amended by By-law 66-2018
4 Amended by By-law 32-2021

REVISION DATE September 23, 2022

**Municipality of Morris-Turnberry
Schedule A**

Key Map - Belgrave

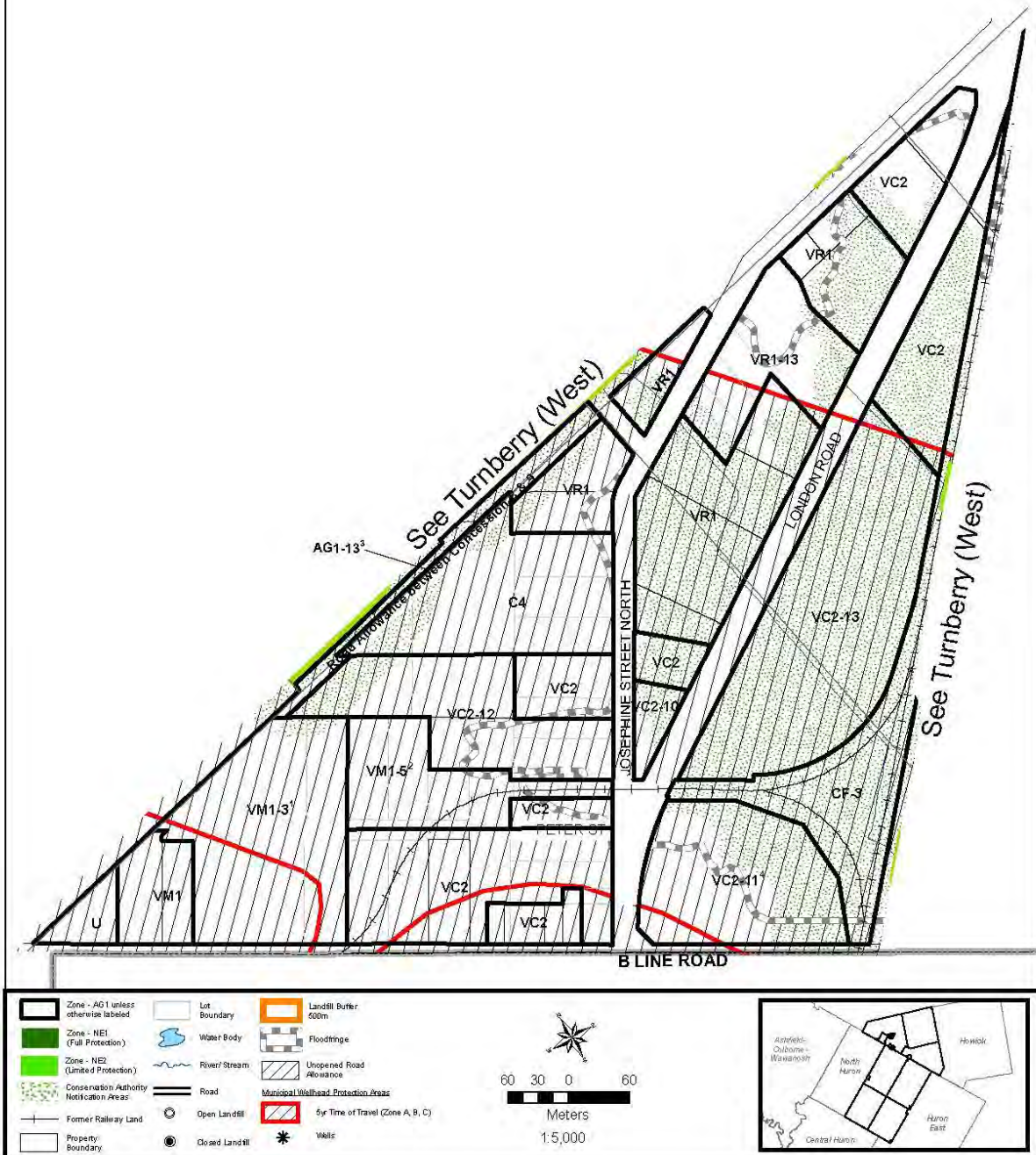


Amendments
1 Amended by By-law 42-2015
2 Amended by By-law 42-2017
3 Amended by By-law 15-2017
4 Amended by By-law 61-2019

REVISION DATE: September 23, 2022

Municipality of Morris-Turnberry
Schedule A

Key Map - North of Wingham



Amendments

1 Amended by By-law 71-2015
2 Amended by By-law 20-2016
3 Amended by By-law 105-2017
4 Amended by By-law 66-2019
5 Amended by By-law 94-2019
6 Amended by By-law 11-2021
7 Amended by By-law 34-2021
8 Amended by By-law 35-2021
9 Amended by By-law 38-2021
10 Amended by By-law 24-2022

Municipality of Morris-Turnberry

Schedule A

Key Map - Lowertown

REVISION DATE

October 28, 2022



Zone - AG1 unless otherwise labelled

Zone - NE1 (Full Protection)

Zone - NE2 (Limited Protection)

Conservation Authority Notification Areas

Former Railway Lands

Airport Lands See provision 1.24

Property Boundary

Lot Boundary

Water Body

River/Stream

Road

Open Landfill

Closed Landfill

Landfill Buffer 500m

Floodfringe

Unopened Road Allowance

Municipal Wethead Protection 5yr Time of Travel (Zone A, B, C)

Wells

200 100 0 200

Meters

1:10,000

North

Arrow

Ashtford

Colborne-Wawa

North Huron

Howick

Huron East

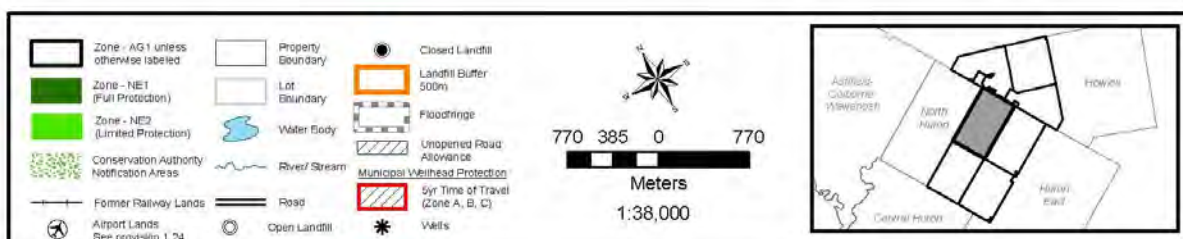
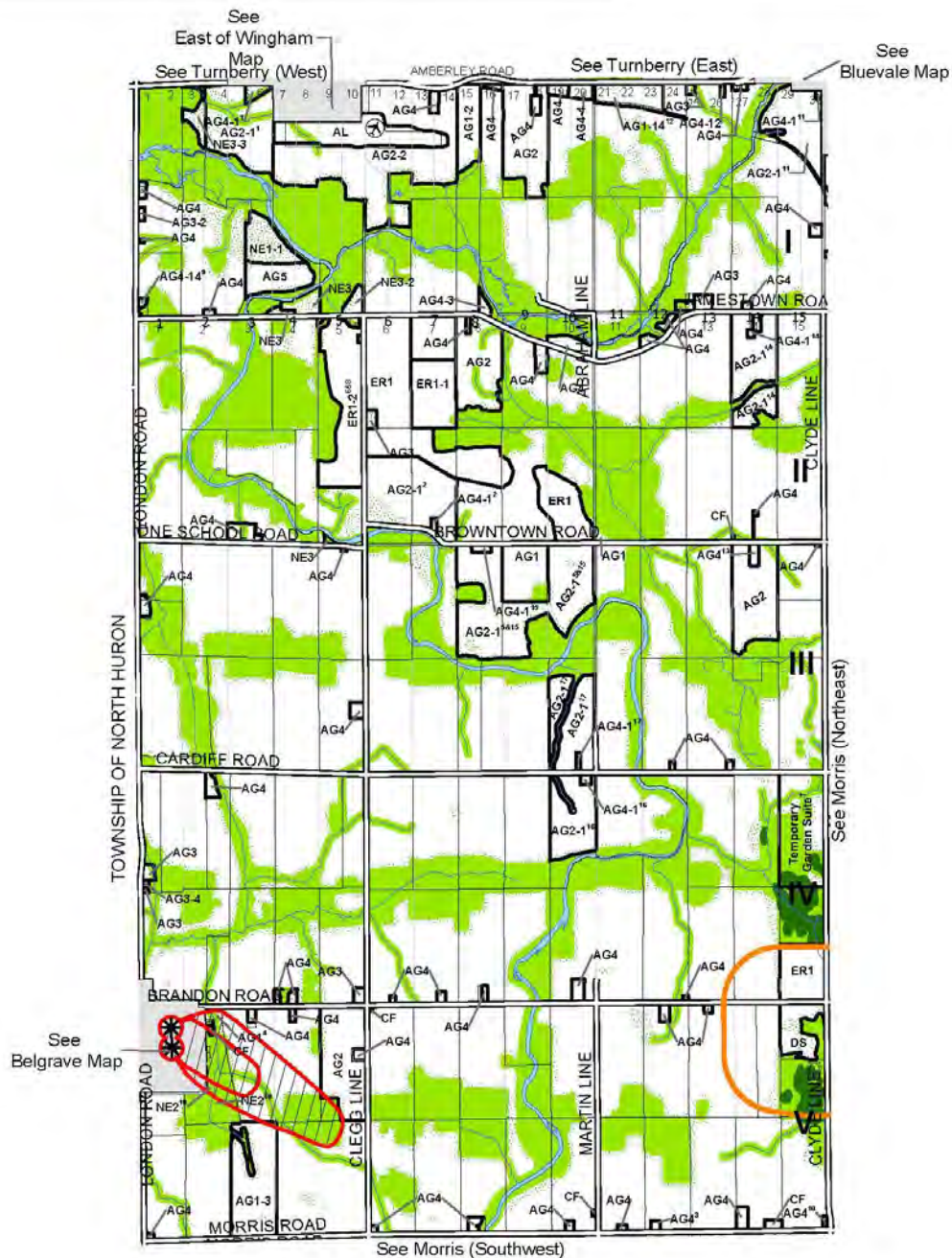
Central Huron

1 Amendment condition of consent file B25-2015	13 Bylaw 69-2019 Temporary Garden Suite (Expires August 15, 2039)
2 Amendment condition of consent file B59-2015	14 Amendment condition of consent file C55-2019
3 Amendment condition of consent file B24-2015	15 Amendment condition of consent file C06-2020 and C07-2020
4 Amended by By-law 71-2015	16 Amendment condition of consent file C10-2020
5 Amended by By-law 111-2016	17 Amendment condition of consent file C70-2020
6 Amended by By-law 86-2017	18 Amended by By-law 32-2021
7 Bylaw 76-2017 Temporary Garden Suite (Expires August 04, 2037)	
8 Amended by By-law 81-2017	
9 Amended by By-law 13-2018	
10 Amended by By-law 42-2018	
11 Amendment condition of consent file B77-2017	
12 Amended by By-law 20-2019	

September 22, 2022

September 23, 2022

Key Map - Morris (Northwest)



Amendments

1 Amended by By-law 01-2016
2 Amendment condition of consent file B45-2016
3 Amendment condition of consent file B40-2017
4 Amended by By-law 86-2019
5 Amended by By-law 41-2021

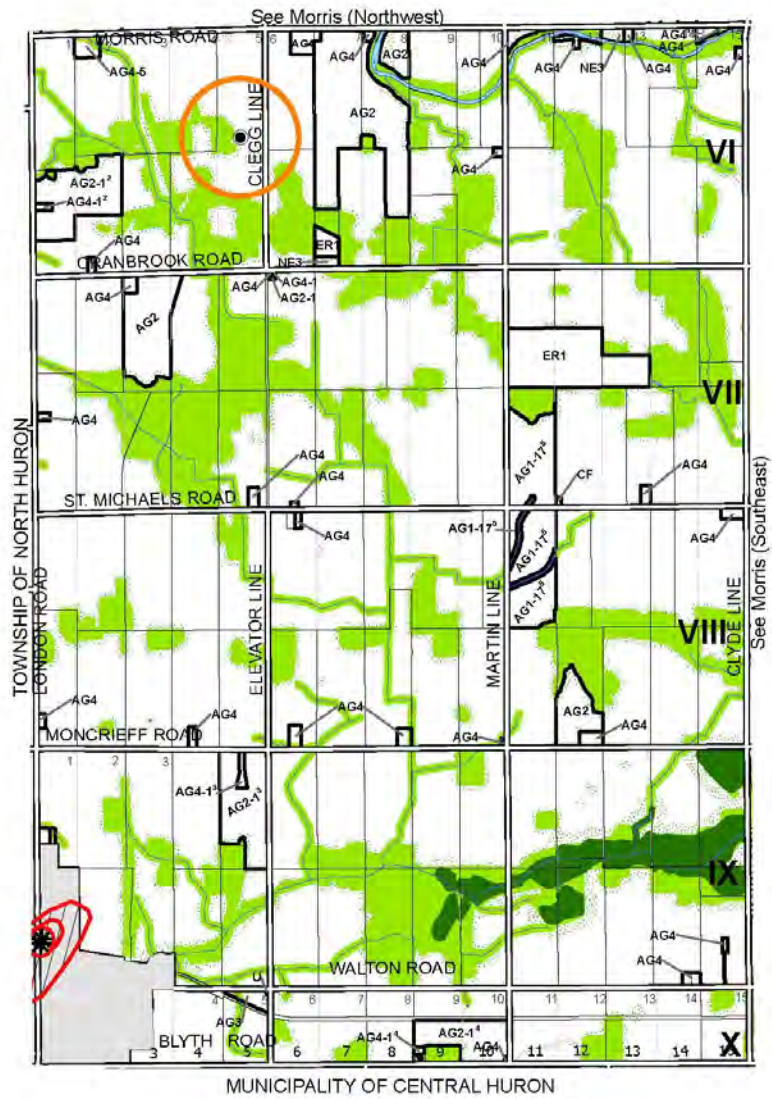
Municipality of Morris-Turnberry

Schedule A

Key Map - Morris (Southwest)

REVISION DATE

September 23, 2022



Zone - AG1 unless otherwise labeled

Zone - NE1 (Full Protection)

Zone - NE2 (Limited Protection)

Conservation Authority Notification Areas

Former Railway Lands

Airport Lands See provision 1.24

Property Boundary

Lot Boundary

Water Body

River/Stream

Road

Open Landfill

Closed Landfill

Landfill Buffer 500m

Floodridge

Unopened Road Allowance

Municipal Watershed Protection 5yr Time of Travel (Zone A, B, C)

Vetils

770 385 0 770

Meters

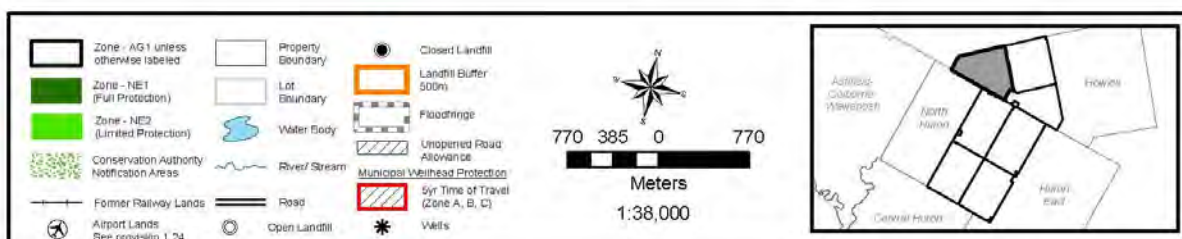
1:38,000

1 Amended by By-law 48-2016
2 Amendment condition of consent file B83-2017
3 Amended by By-law 79-2019
4 By-law 93-2019 Temp Garden Ste (Exp Nov 5, 2022)
5 Amendment condition of consent file C19-2021

Key Map - Turnberry (West)

REVISION DATE

September 23, 2022



MUNICIPALITY OF MORRIS-TURNBERRY

REPORT TO COUNCIL

TO: Mayor and Council
PREPARED BY: Kim Johnston, Deputy Clerk
DATE: December 6, 2022
SUBJECT: Pioneer Conservation Area

RECOMMENDATION

THAT the Council of the Municipality of Morris-Turnberry direct staff to return a by-law authorizing the Mayor and Clerk to execute an agreement for a lease with Maitland Valley Conservation Authority for the Pioneer Conservation Area in Bluevale to the next meeting of Council.

BACKGROUND

The Municipality of Morris-Turnberry has been leasing the land described as Plan 166, Part Lot 29, Part Lot 30, Lot 119-123, containing approximately 1.94ha, together with the right of access to the Pioneer Conservation area.

The lease agreement states that the Municipality, through the Bluevale Community Committee, has developed the Pioneer Conservation Area, for recreational activities including baseball, basketball, skateboards, road hockey, rollerblading, tennis, and badminton, special events and to be utilized by the community.

The lease also provides that the Municipality, through the Bluevale Community Committee, agrees to be responsible for all development and maintenance costs and policing associated with the uses of the lands and premises.

COMMENTS

The Pioneer Conservation Area agreement is for 5 year periods.

The term of this agreement is January 1, 2023 to December 31st, 2027 and may be amended annually if required or terminated at any given time, subject to the mutual agreement of both parties upon thirty days notice.

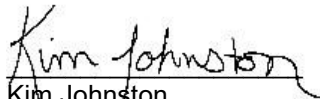
ATTACHMENTS

- 1.0** Previous agreement with Maitland Valley Conservation Authority
- 2.0** 2023-2027 Lease Agreement from Maitland Valley Conservation Authority

OTHERS CONSULTED

Trevor Hallam, CAO/Clerk

Respectfully submitted,



Kim Johnston
Deputy Clerk



THE CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

By-law No. 111-2017

**BEING A BY-LAW TO AUTHORIZE THE SIGNING OF AN AGREEMENT BETWEEN THE CORPORATION OF
THE MUNICIPALITY OF MORRIS-TURNBERRY
and THE MAITLAND VALLEY CONSERVATION AUTHORITY**

WHEREAS, The Municipal Act S.O. 2001, c. 25, as amended, Section 20(1) authorizes that a municipality may enter into an agreement with one or more municipalities or local bodies, as defined in Section 19 of the Act, or combination of both to jointly provide, for their joint benefit, any matter which all of them have the power to provide within their own boundaries.

AND WHEREAS, the Council of the Municipality of Morris-Turnberry is agreeable to enter into an Agreement with the Maitland Valley Conservation Authority, for the operation and maintenance of the Pioneer Conservation Area, located in the Village of Bluevale;

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

- 1.0 That the Municipality of Morris-Turnberry enter into an agreement for the operation and maintenance of the Pioneer Conservation Area, located in the Village of Bluevale;
- 2.0 That the Mayor and Clerk be authorized to sign the agreement as attached as Schedule 'A';
- 3.0 This By-law shall come into full force and effect on the final passing thereof, and rescinds and revokes By-law No. 30-2015;
- 4.0 This By-law may be cited as the "The Bluevale Pioneer Conservation Area Agreement By-law".

Read a first, second, and third time and finally passed this 5th day of December, 2017.

 Mayor, Paul Gowing

 Clerk, Nancy Michie



PIONEER CONSERVATION AREA

THIS LEASE AGREEMENT MADE THIS _____ DAY OF _____ 2017.

BETWEEN:

**MAITLAND VALLEY CONSERVATION AUTHORITY
BOX 127, WROXETER, ON, N0G 2X0**

Hereinafter Called the "Authority" of the First Part

- and -

**THE MUNICIPALITY OF MORRIS -TURNBERRY
R.R # 4, 41342 MORRIS ROAD, BRUSSELS, ON, N0G 1H0**

Hereinafter Called the "Municipality" of the Second Part

WHEREAS the **Authority** is the owner of certain lands in the Municipality of Morris-Turnberry, County of Huron, being identified as the Pioneer Conservation Area, which was acquired for the purpose of flood plain land protection and to provide opportunities for day-use recreational activities;

AND WHEREAS the **Municipality** through the efforts of Community Committees has developed the Pioneer Conservation Area, for recreational activities including baseball, basketball, skateboarding, road hockey, rollerblading, tennis and badminton, special events, and to be utilized by the community;

AND WHEREAS the **Municipality** desires the right to lease the lands and premises described as **Plan 166, Part Lot 29, Part Lot 30, Lot 119-123, of Schedule "A"** attached hereto, containing approximately 1.94 ha., together with the right of access to the Pioneer Conservation Area;

AND WHEREAS the **Municipality** through the efforts of the Bluevale Community Committee agrees to be responsible for all development and maintenance costs and policing associated with the uses of the lands and premises on the land herein identified in accordance with the terms hereof;

AND WHEREAS the **Authority** agrees to grant the use of said Conservation Area lands on an annual basis hereinafter set out.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH, that in consideration of the sum of **Two (\$2.00) Dollars** payable on or before the commencement of said agreement and the covenants and agreements contained in this lease, the **Authority** and the **Municipality** hereby mutually agree to the following terms and conditions:

1. **THAT** the **Authority** leases to the **Municipality** through the Bluevale Community Committee, the right to use and maintain the lands being Plan 166, Part Lot 29, Part Lot 30, Lot 119-123, as more particularly shown and described on Schedule "A" attached hereto,
2. **THAT** the **Municipality** hereby indemnifies and saves harmless the **Authority** on a solicitor and client basis, its officers, directors and employees, from any damage to property or injury or death to persons arising out of the use by the **Municipality**, or any such person or persons authorized by the **Municipality**, of the lands and premises or for any damage or injury resulting from the **Municipality** use of any access road to the designated area;

AND FURTHER THAT the **Authority** shall not be responsible to the **Municipality** or other persons for lost or stolen articles, or damage or injury to property of persons howsoever caused;

AND FURTHER THAT the **Municipality** shall provide proof of general liability insurance of a minimum of **FIVE MILLION (\$5,000,000.00) DOLLARS** in the form of a certificate from the **Municipality's** insurance company, indicating that the **Authority** is named as an additional insured party for the duration and purpose of this agreement.

3. **THAT** the **Municipality** through the Bluevale Community Committee shall comply with all Municipal Bylaws and/or Provincial and Federal regulations as may be applicable to the use of the property.
4. **THAT** the **Municipality** through the efforts of the Bluevale Community Committee shall not make any alterations or additions to the lands or to any capital improvements exceeding \$2500.00 without prior written approval by the **Authority**.
5. **THAT** the **Municipality** through the efforts of the Bluevale Community Committee shall have possession of, and responsibility for any fixed capital improvements constructed by the Bluevale Community Committee, thereon during the term and purpose of this agreement;

AND THAT in the event the Bluevale Community Committee shall be dissolved, the fixed capital improvements be offered to the **Municipality** to have possession of and responsibility of, during the term of this agreement, and failing acceptance thereof, the fixed capital improvements become the property of the **Authority** upon termination of said agreement.

6. **THAT** the **Municipality** through the efforts of the Bluevale Community Committee shall be responsible for the maintenance, use and security of any approved structures on the land herein described;

AND THAT the **Municipality** through the efforts of the Bluevale Community Committee shall undertake annual property maintenance and will assume all costs associated with said maintenance;

AND FURTHER THAT the **Municipality** through the efforts of the Bluevale Community Committee shall keep the lands and structures in a clean and wholesome condition and free from all rubbish and potential direct hazards to the public's wellbeing.

7. **THAT** the **Municipality** through the Bluevale Community Committee shall be responsible for any hydro costs associated with the use of the land and facilities;
8. **THAT** the **Municipality** will be responsible for grass cutting and trimming on said lands for the duration of the agreement;
9. **THAT** the **Municipality** shall be responsible for annual Municipal taxes applicable to the area designated under the lease:

AND THAT the **Authority** will invoice the **Municipality** December 15th annually for taxation costs.

10. **THAT** the **Authority** reserves the right to enter upon said lands for the purpose of inspections of the property.
11. **THAT** the lease is not assignable by either party.
12. **THAT** the **Authority** shall give to the **Municipality** a written notice stating any violation of said agreement with reasonable particulars requiring it to be remedied. If such violation is not remedied within 10 business days after receipt of notice, the **Authority** at its option may terminate the agreement.

13. **THAT** any disputes between the **Authority**, and the **Municipality**, will be decided by an independent arbitrator appointed by the Province and a hearing will be held under the terms and conditions of the Arbitration Act.
14. **THAT** the term of the agreement is **January 1st, 2018**, to **December 31st, 2022** and may be amended annually if required or terminated at any given time, subject to the mutual agreement of both parties upon thirty (30) days notice.

IN WITNESS WHEREOF the parties hereunto set their hand and seals.

**SIGNED, SEALED AND
DELIVERED IN THE
PRESENCE OF**

Maitland Valley Conservation Authority

Chair

General Manager/Secretary-Treasurer

Municipality of Morris-Turnberry

Mayor

Administrator/Clerk Treasurer

Witness to Lessee

Schedule "A"

Pioneer Conservation Area, Plan 166, Part lot 29, Part lot 30, Lot 119 - 123, Municipality of Morris-Turnberry





PIONEER CONSERVATION AREA

THIS LEASE AGREEMENT MADE THIS _____ DAY OF _____ 2022.

BETWEEN:

**MAITLAND VALLEY CONSERVATION AUTHORITY
BOX 127, WROXETER, ON, N0G 2X0**

Hereinafter Called the “Authority” of the First Part

- and -

**THE MUNICIPALITY OF MORRIS -TURNBERRY
R.R # 4, 41342 MORRIS ROAD, BRUSSELS, ON, N0G 1H0**

Hereinafter Called the “Municipality” of the Second Part

WHEREAS the **Authority** is the owner of certain lands in the Municipality of Morris-Turnberry, County of Huron, being identified as the Pioneer Conservation Area, which was acquired for the purpose of flood plain land protection and to provide opportunities for day-use recreational activities;

AND WHEREAS the **Municipality** through the efforts of Community Committees has developed the Pioneer Conservation Area, for recreational activities including baseball, basketball, skateboarding, road hockey, rollerblading, tennis and badminton, special events, and to be utilized by the community;

AND WHEREAS the **Municipality** desires the right to lease the lands and premises described as **Plan 166, Part Lot 29, Part Lot 30, Lot 119-123, of Schedule “A”** attached hereto, containing approximately 1.94 ha., together with the right of access to the Pioneer Conservation Area;

AND WHEREAS the **Municipality** through the efforts of the Bluevale Community Committee agrees to be responsible for all development and maintenance costs and policing associated with the uses of the lands and premises on the land herein identified in accordance with the terms hereof;

AND WHEREAS the **Authority** agrees to grant the use of said Conservation Area lands on an annual basis hereinafter set out.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH, that in consideration of the terms and obligations outlined in this agreement, the **Authority** and the **Municipality** hereby mutually agree to the following:

1. **THAT** the **Authority** leases to the **Municipality** through the Bluevale Community Committee, the right to use and maintain the lands being Plan 166, Part Lot 29, Part Lot 30, Lot 119-123, as more particularly shown and described on Schedule “A” attached hereto.
2. **THAT** the **Municipality** hereby indemnifies and saves harmless the **Authority** on a solicitor and client basis, its officers, members and employees, from any damage to property or injury or death to persons arising out of the use by the **Municipality**, or any such person or persons authorized by the **Municipality**, of the lands and premises or for any damage or injury resulting from the **Municipality** use of any access road to the designated area.

AND FURTHER THAT the **Authority** shall not be responsible to the **Municipality** or other persons for lost or stolen articles, or damage or injury to property of persons howsoever caused.

AND FURTHER THAT the **Municipality** shall provide proof of general liability insurance of a minimum of **FIVE MILLION (\$5,000,000.00) DOLLARS** in the form of a certificate from the **Municipality's** insurance company, indicating that the **Authority** is named as an additional insured party for the duration and purpose of this agreement.

3. **THAT** the **Municipality** through the Bluevale Community Committee shall comply with all Municipal Bylaws and/or Provincial and Federal regulations as may be applicable to the use of the property.
4. **THAT** the **Municipality** through the efforts of the Bluevale Community Committee shall not make any alterations or additions to the lands or to any capital improvements exceeding \$2,500.00 without prior written approval by the **Authority**.
5. **THAT** the **Municipality** through the efforts of the Bluevale Community Committee shall have possession of, and responsibility for any fixed capital improvements constructed by the Bluevale Community Committee, thereon during the term and purpose of this agreement.

AND THAT in the event the Bluevale Community Committee shall be dissolved, the fixed capital improvements be offered to the **Municipality** to have possession of and responsibility of, during the term of this agreement, and failing acceptance thereof, the fixed capital improvements become the property of the **Authority** upon termination of said agreement.

6. **THAT** the **Municipality** through the efforts of the Bluevale Community Committee shall be responsible for the maintenance, use and security of any approved structures on the land herein described.

AND THAT the **Municipality** through the efforts of the Bluevale Community Committee shall undertake annual property maintenance and will assume all costs associated with said maintenance.

AND FURTHER THAT the **Municipality** through the efforts of the Bluevale Community Committee shall keep the lands and structures in a clean and wholesome condition and free from all rubbish and potential direct hazards to the public's wellbeing.

7. **THAT** the **Municipality** through the Bluevale Community Committee shall be responsible for any hydro costs associated with the use of the land and facilities.
8. **THAT** the **Municipality** will be responsible for grass cutting and trimming on said lands for the duration of the agreement.
9. **THAT** the **Municipality** shall be responsible for annual Municipal taxes applicable to the area designated under the lease.

AND THAT the **Authority** will invoice the **Municipality** December 15th annually for taxation costs.

10. **THAT** the **Authority** reserves the right to enter upon said lands for the purpose of inspections of the property.
11. **THAT** the lease is not assignable by either party.
12. **THAT** the **Authority** shall give to the **Municipality** a written notice stating any violation of said agreement with reasonable particulars requiring it to be remedied. If such violation is not remedied within 10 business days after receipt of notice, the **Authority** at its option may terminate the agreement.

13. **THAT** any disputes between the **Authority**, and the **Municipality**, will be decided by an independent arbitrator appointed by the Province and a hearing will be held under the terms and conditions of the Arbitration Act.
14. **THAT** the term of the agreement is **January 1st, 2023**, to **December 31st, 2027** and may be amended annually if required or terminated at any given time, subject to the mutual agreement of both parties upon thirty (30) days notice.

IN WITNESS WHEREOF the parties hereunto set their hand and seals.

**SIGNED, SEALED AND
DELIVERED IN THE
PRESENCE OF**

Maitland Valley Conservation Authority

Chair

General Manager/Secretary-Treasurer

Municipality of Morris-Turnberry

Mayor

Witness to Lessee

Administrator/Clerk Treasurer

Schedule “A”

Pioneer Conservation Area, Plan 166, Part lot 29, Part lot 30, Lot 119 - 123, Municipality of Morris-Turnberry



MUNICIPALITY OF MORRIS-TURNBERRY

REPORT TO COUNCIL

TO: Mayor and Council

PREPARED BY: Trevor Hallam, CAO/Clerk

DATE: December 6th, 2022

SUBJECT: Committee and Board Appointments 2022-2026

RECOMMENDATION

Staff recommend that Council consider passing by-law 53-2022 at this meeting if no changes are required. It is also recommended that motions of support be considered for the AUSAUBLE Bayfield Source Protection Committee appointment and the SAUGEEN Valley Conservation Authority Board appointment.

Background

Each term of Council, appointments are made for members of Council and the public to sit on various local boards and committees.

COMMENTS

In preparation for the drafting of this by-law, a survey was distributed to members of Council in which they were asked to rate their preferences for local board and committee appointments. The results of this survey were considered by the Mayor, in conjunction with the nature of the boards and the work they do, whether a member of Council has sat on a particular board previously, and whether there is an argument to be made for continuity on a certain board or committee because of ongoing projects.

There are certain boards which the Municipality is entitled to put a representative forward for, but for which a single representative is chosen to stand for multiple municipalities. These are the AUSAUBLE Bayfield Source Protection Committee, the North Perth – North Huron Family Health Team Board, and the SAUGEEN Valley Conservation Authority Board.

The representative for the “Central Group” of the AUSAUBLE Bayfield Source Protection Committee is chosen from the Councils of Morris-Turnberry, North Huron and Huron East. The Committee is currently engaged in a process of Source Protection Plan amendments and updates, that involve considerable public consultation and work on the part of the Committee. With this in mind, some consistency in appointment until the project is finished may be beneficial. North Huron has confirmed that Reeve Paul Heffer is willing to continue on as the representative. On November 15th Huron East Council passed a motion supporting Reeve Heffer’s continued presence on the Committee. Staff recommend Council also pass a motion supporting Reeve Heffer’s continued appointment to the Committee.

The North Perth – North Huron Family Health Team Board was established in the fall of 2021, at which time a schedule was approved in principle to ensure the rotation of appointments among the member municipalities. The agreed upon schedule is as follows:

September 2021-2023 – North Huron (Councillor Anita van Hittersum)
September 2023-2025 - Morris Turnberry
September 2025-2027 - ACW
September 2027-2029 – Huron Kinloss
September 2029-2031 – South Bruce

No action is required at this time, however Council will be required to put forward a representative in September of 2023 to sit on the board for a two year term.

South Bruce Councillor Mike Niesen has previously represented South Bruce, Morris-Turnberry and Howick on the SAUGEEN Valley Conservation Authority Board. He has been reappointed by South Bruce Council to sit on the Board for another term. With very little of Morris-Turnberry’s land area under the jurisdiction of the SVCA, staff have no reason to recommend that any action be taken other than the endorsement of Councillor Niesen’s continued appointment.

A draft appointment by-law has been provided with this report. Staff recommend that Council consider passing the by-law at this meeting if no changes are required. It is also recommended that motions of support be considered for the AUSAUBLE Bayfield Source Protection Committee appointment and the SAUGEEN Valley Conservation Authority Board appointment.

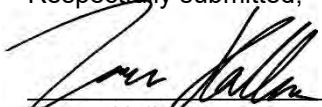
ATTACHMENTS

1. Draft By-law 53-2022

OTHERS CONSULTED

Jamie Heffer, Mayor
Mary Lynn MacDonald, Co-DWSP Program Supervisor/Risk Management Official, ABCA
Carson Lamb, Clerk, North Huron
Jessica Rudy, Clerk, Huron East
Vivian Kennedy, Deputy Clerk, South Bruce

Respectfully submitted,

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

Trevor Hallam,
CAO/Clerk



CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 53-2022

Being a by-law to appoint officials, members of committees and boards, and other such persons as are required.

WHEREAS Section 8 of the *Municipal Act*, S.O. 2001, c. M. 25, states that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS Subsection 5(3) of the *Municipal Act, 2001*, requires that all municipal powers, including natural person powers, are exercised by by-law;

AND WHEREAS the Council of the Corporation of the Municipality of Morris-Turnberry deems it advisable to make appointments to Advisory Committees, Local Boards and External Boards and Committees;

AND WHEREAS making appointments to Committees and Local Boards is deemed to be a natural person power;

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

1. That appointments to Local Boards and Committees shall be confirmed as listed in Schedule "A" attached hereto forming part of this by-law.
2. That, from time to time, changes to Schedule "A" are necessary due to vacancies created for various reasons or newly created Committees or Boards, it shall be deemed acceptable for Council to do so by resolution.
3. That as Council's term ends on November 14th of a municipal election year, and notwithstanding the coinciding expiry date of appointments to various Boards and Committees, the said appointments shall remain in place until such time as the newly elected Council has determined the new and/or renewed appointments and at such time as the newly appointed committees and Boards have met at which time they shall be deemed to be organized for carrying out their mandate.
4. That By-law 02-2022 is hereby repealed.
5. That this By-Law shall take effect and come into force immediately upon its passing

Read a FIRST and SECOND time this 6th day of December 2022

Read a THIRD time and FINALLY PASSED this 6th day of December 2022

Mayor, Jamie Heffer

Clerk, Trevor Hallam

SCHEDULE “A”

1. HURON COUNTY COUNCIL:

Representative	Mayor Jamie Heffer
Alternate	Deputy Mayor Kevin Freiburger

2. COUNCIL COMMITTEES:

Committee of Adjustment (Planning Act)	All members of Council
Secretary, Committee of Adjustment	Clerk
Property Standards Committee	All members of Council
Human Resources Committee	Mayor Deputy Mayor
Secretary, Human Resources Committee	CAO

3. LOCAL BOARDS:

Ausable Bayfield Source Protection Committee	Paul Heffer
Belmore Arena Board	Jamie McCallum
Bluevale Community Committee	
Chairman	Randy Greenaway
Vice-Chairman	Jamie Caswell
Treasurer	Katie Clark
Secretary	Tyler Verbeek
Happy Card Players	John Mundle
Municipal Representative	Kevin Freiburger
Representatives at Large	Tyler Johnson
	Ryan Shaw
	Jason Breckenridge
	Mark Campbell
	Rob Warwick
	Darren Tanner
	Kim Johnston
	Keith Moffat
Volunteer	
Coalition for Huron Injury Prevention	Jodi Snell
Huron East Recreation Advisory Committee	Kevin Freiburger
Maitland Source Protection Authority Board	Sharen Zinn
Maitland Valley Conservation Authority	Sharen Zinn
North Perth - North Huron Family Health Team Board	Anita Van Hittersum
Physician Recruitment Committee	Jodi Snell
Saugeen Valley Conservation Authority	Mike Niesen
Sustainable Huron Steering Committee	Jamie McCallum

MUNICIPALITY OF MORRIS-TURNBERRY
REPORT TO COUNCIL

TO: Mayor and Council
PREPARED BY: Trevor Hallam, CAO/Clerk
DATE: December 6th, 2022
SUBJECT: 2023 Council Meeting Schedule

RECOMMENDATION

That Council adopt the proposed meeting dates for 2023 by resolution, and;

That Council direct staff to bring forward an amendment to the procedure by-law establish meetings of Council on the first and third Tuesdays of the month, with the first meeting of the month being held virtually in the evening, and the second meeting of the month in person during office hours.

BACKGROUND

This report contains two items for consideration, but as they are closely related it will be beneficial to consider them together and they are presented here in one report.

Council currently meets regularly on the first and third Tuesdays of each month at 7:30 pm, in person, with some limited exceptions as needed. Every December Council establishes the schedule for meetings for the following year.

Council last considered the effectiveness of the dates and times for regular Council meetings through a staff report from on July 5th 2022, and opted to maintain the established schedule until it could be reviewed by the newly elected Council. Much of the information provided with the June 5th report is included here. With the benefit of data gathered while experiencing changes to meeting structure and how municipal business has been conducted over the last two years, information regarding the experience of neighbouring municipalities who have made changes to their meeting times and structures, and the approach of a new term of Council, staff recommend that consideration be given to adjusting the timing and structure of meetings once more.

The schedule for 2023 meeting dates, and the time and place of meetings, will be presented in turn below.

COMMENTS

PROPOSED 2023 MEETING DATES

Proposed Meeting Date	# of days to the next meeting	Notes
January 17	21	*Single regular meeting in January
February 7	14	
February 21	14	
March 7	14	
March 21	14	
April 4	14	
April 18	14	
May 2	14	
May 16	21	
June 6	14	
June 20	14	
July 4	14	
July 18	21	
August 8	28	*Single regular meeting in August
September 5	14	
September 19	14	
October 3	14	
October 17	21	
November 7	14	
November 21	14	
December 5	14	
December 19	28	

All dates above avoid statutory holidays. Dates for conferences that have been of interest to Council in the past are as follows.

- The Rural Ontario Municipal Association conference is scheduled to be held in Toronto January 22-24
- The Ontario Good Roads Association conference is scheduled to be held in Toronto April 16-19
- The Association of Municipalities of Ontario conference is scheduled to be held in Ottawa August 20-23.

Only the Ontario Good Roads Association conference presents a conflict with the proposed schedule, but an electronic meeting could be scheduled for April 18th to accommodate the attendance any member of Council at the conference.

The established practice in the municipality is to have a single meeting in January and August. With a number of days between the last meeting in 2022 (December 20) and the first Tuesday in January (January 3), there is typically not enough business to warrant a meeting. Therefore, a single meeting in the middle of January on the 17th is recommended. The single meeting in August is proposed to accommodate potential summer vacation time for Council and staff as has been done in previous years.

Staff recommend that Council adopt the proposed meeting dates for 2023 by resolution.

REGULAR MEETING TIMES

This report will consider the benefits and drawbacks of in person and virtual meetings, as well as day and evening meetings. Times throughout the report are in the HH:MM format, and the data provided is derived from 3 years of meeting statistics from January 1, 2019, through to December 31, 2021.

As Council is aware, the Municipality relies on the expertise and knowledge off staff through reports and recommendations to inform the decisions of Council and conduct regular business. While staff reports can be provided without the author present, allowing Council to have access to staff's in-depth knowledge and expertise on a given subject matter can be invaluable in making informed decisions. Reduced attendance of staff at Council meetings can present some challenges in this respect. There have been numerous occasions where the CAO/Clerk or another has presented a report on behalf of another staff person, but was not able to adequately answer the questions of Council given a lack of intimate knowledge of the subject matter. The result is that an additional clarifying report must be returned to a future meeting of Council. Further clarifying reports tie up considerable staff time in their drafting, as well as time during the Council meeting to which they are returned. The efficiency with which the Municipality can conduct business is negatively affected when matters that are presented to Council are delayed two to three weeks depending on the meeting schedule because a follow up report is required before council can provide direction to staff or make a decision. In the majority of cases, follow up reports can be avoided with the attendance of the staff person who authored the report. An additional benefit of having staff provide reports directly to Council at meetings is the potential for improved relationships, familiarity and trust between staff and Council.

While the attendance of staff at Council meetings is beneficial, there are also financial implications to having staff attend. The decision to minimize staff attendance at meetings is a conscious one, as there are increased costs associated with compensating staff for their time outside of office hours. Staff attending meetings are compensated using the meeting rate established under the Council Pay by-law, with the exception of the CAO/Clerk who is compensated as if for regular hours. The additional hours accumulated are used on a time in lieu of compensation basis, the result being that for any hours banked, the CAO/Clerk will be absent from the office and inaccessible for the corresponding amount of time during regular office hours. Staff costs and banked hours for the period reviewed have been calculated and are as follows:

	Regular Meetings	Special Meetings	Cost to Municipality for staff to attend	Hours banked by CAO/Clerk (or ACT)	Planner Attendance	Other Consultant Attendance
2019	23	7	\$4,510.98	150:14	10	18
2020	22	3	\$3,585.72	69.47	9	7
2021	21	5	\$4,296.90	56.15	12	4

The amounts above are indicative of the cost of having staff attend meetings after hours only when necessary, with the CAO/Clerk providing many reports for other staff if it is anticipated that the need for additional information will be minimal. Were Council meetings held during office hours, staff would received no additional compensation, and would be available to address Council and answer questions more readily.

Another variable that contributes to the cost and effectiveness of Council meetings is their length. An analysis of the length of meetings shows a large difference when comparing virtual and in person meetings. While the length of meetings does vary based on the business on the agenda, virtual regular meetings have been consistently shorter:

	Average Meeting Length	Cumulative Meeting Hours	Number of meetings
In Person	2 hours 48 minutes	103 hours 52 minutes	28
Virtual	1 hour 38 minutes	86 hours 44 minutes	39

Considering these figures exclude any time required for Council, staff and the public to travel to and from the office to attend Council Chambers, virtual meetings may be a more efficient use of time for all concerned. The small size of Council Chambers is also a limiting factor for in person meetings when anticipating high meeting attendance numbers from the public.

Shorter meetings are more cost effective, while showing no evidence of decreased effectiveness and no reduction in the ability of the Municipality to conduct business. Staff and Council are paid a lower rate to be at meetings that are under two hours, with staff only being compensated if the meeting is outside of office hours. Costs to the municipality for regular virtual meetings have been an average of \$494 per meeting for Council and \$171 per meeting for staff other than the CAO/Clerk, while in person meeting costs have averaged \$610 per meeting for Council and \$165 per meeting for staff. The increased attendance and therefore higher cost for staff to attend virtual meetings is estimated to be due to the relative ease of attending virtually to provide reports as opposed to the option of having a report presented by the CAO/Clerk at an in person meeting. Virtual meetings make it easier and more efficient for staff to attend only for the amount of time required to give their report.

As with meeting length, public involvement and attendance varies based on the nature of business on the agenda alone. In 2019 the municipality dealt with issues such as the Property Standards by-law which had increased public interest and engagement, and in early 2020 Provincial Orders kept Council from considering many planning matters which would usually lead to meetings with a high level of public attendance and engagement. For the period reviewed average public attendance at was 2.73 people per in person meeting, and 2.15 people per virtual meeting. Given the reduced number of public meetings during the height of COVID restrictions, the difference in attendance between in person and virtual meetings is relatively minor.

Call to order times are another factor in the effectiveness of Council meetings. Using the meeting length averages above, an in person meeting beginning at 7:30pm would not adjourn until 10:18 pm. Starting the meeting earlier, for example 5:30 pm, would put an average adjournment time at 8:18 pm, leading to less fatigue and more business being conducted during hours when Council and staff are alert and more engaged.

Staff have also conducted a survey of the meeting times of neighbouring municipalities for reference. Those who have included daytime meetings cite the benefits of staff attendance and cost savings, and of those listed two are considering changes to either partially virtual or daytime meetings at the staff level for reasons similar to those in this report.

Municipality	Meeting 1	Time	Meeting 2	Time
Ashfield Colborne Wawanosh	First Tuesday	9:00 AM	Third Tuesday	9:00 AM
Bluewater	First Monday	6:30 PM	Third Monday	6:30 PM
Central Huron	First Monday	5:00 PM	Third Monday	5:00 PM
Goderich	First Monday	4:00 PM	Third Monday	4:00 PM
Howick	First Tuesday	9:00 AM	Third Tuesday	7:00 PM
Huron County	First Wednesday	9:00 AM	Third Wednesday	9:00 AM
Huron East	First Tuesday	7:00 PM	Third Tuesday	7:00 PM
Huron Kinloss	Second Tuesday	6:00 PM	Fourth Tuesday	6:00 PM
Morris-Turnberry	First Tuesday	7:30 PM	Third Tuesday	7:30 PM
North Huron	First Monday	6:00 PM	Third Monday	6:00 PM
South Bruce	First Monday	6:00 PM	Third Monday	6:00 PM
South Huron	First Monday	6:00 PM	Third Monday	6:00 PM
West Perth	First Monday	7:00 PM	Third Monday	7:00 PM

Options for the timing and structure of meetings for the 2022-2026 term of Council include but are not limited to:

1. Make no change to the time or place of meetings.
2. Change meeting time to an earlier evening time while maintaining all meetings in person.
 - This would be more convenient for any who are required to or wish to attend Council meetings and would allow for more business to be conducted during periods of higher alertness, but no benefit is expected in terms of the cost of meetings or length of meetings.
3. Change to two day-time meetings while maintaining all meetings in person.
 - Council will receive better information in a timelier manner as staff are available to give reports and answer questions without extra cost to the municipality.

Planners, engineers, and other consultants can attend during their normal work hours. Members of the public may be less likely to attend and participate in council meetings due to work or other commitments during the day, and Councilors may not be able to take time from their regular employment to attend day meetings.

4. Adopt a mixed approach with one meeting a month in the evening and one during the day.
 - Staff reports and other routine matters can be handled during the day meeting, public meetings, planning and drainage matters can be held during the evening meeting.
5. An added consideration to any of the above options is to include one virtual and one in person meeting a month. Virtual meetings can be more accessible to a wider variety of people as travel to the municipal office is not required. Virtual hosting can also be beneficial during the times of the year when driving conditions can be unpredictable or unsafe.

Staff recommend an approach that takes advantage of the lower cost and improved access to information for Council of daytime meetings and the efficiency and accessibility of virtual meetings through the following approach: establish one regular meeting on the first Tuesday of the month in the evening but change to hosting the meeting virtually rather than in person. This will allow for more convenient public access to Council meetings that include planning matters, drainage matters, and other matters where public input and participation is required. For the second meeting, continue to hold it on the third Tuesday of the month, in person, but during office hours. Effort would be made during agenda and project planning to have this as the meeting at which all staff reports, and related business will be scheduled. This will allow Council access to all staff for the presentation of reports and answering questions without any additional cost to the Municipality for staff attendance.

Any change will require an amendment to the municipality's Procedure By-Law, which can be returned to the December 20th meeting for consideration to be in effect as of January 1 2023.

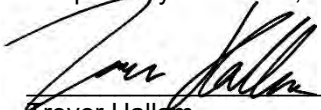
ATTACHMENTS

None.

OTHERS CONSULTED

Kim Johnston, Deputy Clerk

Respectfully submitted,


Trevor Hallam,
CAO/Clerk

MUNICIPALITY OF MORRIS-TURNBERRY
REPORT TO COUNCIL

TO: Mayor and Council
PREPARED BY: Trevor Hallam, CAO/Clerk
DATE: December 6th, 2022
SUBJECT: Standardization of Office Hours

RECOMMENDATION

That Council approve operating hours for the Municipal Office of 8:30 to 4:30 Monday through Friday, year-round.

Background

Currently the Municipal Office hours change seasonally, and reduced hours are observed on Fridays.

September to June	8:30 to 5:00 Monday to Thursday 8:30 to 4:30 Friday
July and August	8:30 to 4:30 Monday to Thursday 8:30 to 4:00 Friday

To simplify scheduling requirements, provide more predictability in the operation hours of the office, and bring the hours of the office in line with other municipal offices in the area, staff recommend changing the hours of the office to 8:30 to 4:30 Monday to Friday year-round.

COMMENTS

A staff report with this proposal was first presented to Council in September of 2021. A motion to standardize the office hours was defeated. I have brought the matter before Council again to request that it be considered anew, as there has been time to collect more information to address Council's concerns.

- The discussion that preceded the vote in 2021 focused on two points:
1. There were concerns that there would be an increase to staff wages for fewer hours worked as a result of changes to the office hours, which would not be supported.
 2. There were concerns that it would be difficult for working people to access the office during the proposed hours.

The proposed change to the office hours will have no impact on the wages of staff. There would however be an impact on the complexity of staff scheduling, which would be reduced.

Currently administrative staff are working two different shifts, with some working from 8:30 to 4:30 and some from 9:00 to 5:00. With an already small staff complement, this often leaves the minimum of 2 staff people in the office at the beginning and end of the day. This poses difficulties with scheduling to accommodate personal commitments and appointments.

Having all staff work the same hours would not reduce the hours of any one staff person during day to day or over a pay period, nor would it influence their wage. It would, however, serve to synchronize all staff schedules, eliminating the need to assess, adjust and address coverage for either opening or closing duties on an ongoing basis.

I also believe that the consistency of standard hours, which would include no longer closing the office early every Friday throughout the year, would serve the ratepayers better. The additional half hour between 4:30 pm and 5:00 pm (only from September to June and not on Fridays) is of little benefit to those ratepayers that work during the day and have business to conduct at the municipal office.

The municipal office is a public space, and ratepayers are welcome and encouraged to attend to conduct their business. However, modern operational practices and technology, along with the capacity to conduct business more efficiently that has been developed over the last two years, mean that the types of municipal business that *require* someone to attend the office in person are very few.

Staff can discuss issues and proposals with ratepayers or developers by phone, email, and with virtual meetings. Payments can be remitted by mail, e-transfer, or preauthorized payment. Where a meeting with a particular staff person is needed, such as with the Planner, CBO or Director of Public Works, an appointment is required due to the nature of their duties – these staff are not always in the office as their duties require them to be on site or elsewhere. They are typically not

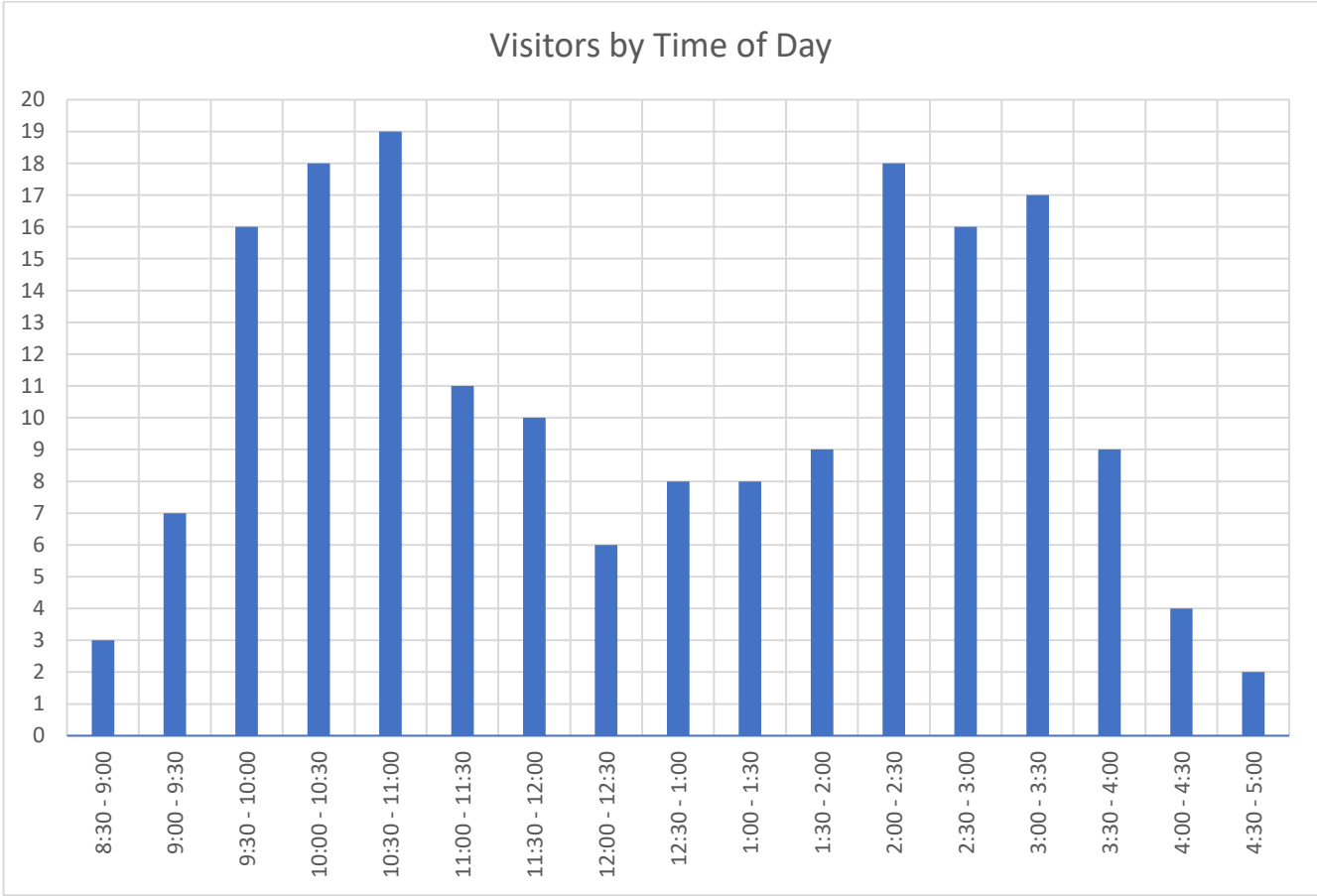
available on a walk-in basis. Staff also often meet ratepayers on site to discuss matters when needed, and frequently accommodate after-hours appointments when requested.

In addition to these examples, the physical exchange of documents and the provision of signatures are the two most common reasons that an alternative to a visit to the municipal office cannot be accommodated, and typically require an appointment, or some level of coordination with a specific staff person.

With the need for an appointment for most types of business that require a visit to the office, the hours of operation of the office have a minimal effect on whether ratepayers can successfully attend the office to conduct their business. There is very little that can be done on a walk-in basis, aside from payment remittance or general inquiries, both of which can be achieved by more convenient means without having to drive to the office. Therefore, I believe that the adjustment to the hours will not have a negative impact on the ability of ratepayers, working or not, to access the office.

For the period between September 13th, 2022 and October 21st, 2022, staff tracked the number and timing of visits to the office. Excluding holidays and weekends this amounts to a 29-day working day period that included a property tax payment deadline and the period during which voting was open for the Municipal Election. These two factors typically generate the highest visit volumes from payment remittances, general inquiries, election inquiries and voting at the municipal office election kiosk.

As the graph below shows, with 181 visitors to the office during this period, the peak daily periods were between 10:30 am to 11:00 am and 2:00 pm to 2:30 pm, with only 2 visits in total being between 4:30 pm and 5:00 pm, those being election related.



Based on these patterns, and the explanations provided above, I am confident that the needs of the ratepayers will be met if the office hours are adjusted as proposed.

Further insight can be gained from looking at what is standard in the Municipal sector, which gives sense of what works elsewhere and what the general expectations of the public are. A survey of the office hours of neighboring municipalities was provided in the September report and is included below. It shows that 8:30 am to 4:30 pm are standard hours for the majority of those consulted, with the exceptions of Ashfield-Colborne-Wawanosh, Goderich, and Huron East.

	Open	Close
ACW	8:30	4:00
Bluewater	8:30	4:30
Central Huron	8:30	4:30
Goderich	8:00	4:00
Howick	8:30	4:30
Huron County	8:30	4:30
Huron East	8:30	5:00
Huron Kinloss	8:30	4:30
Morris-Turnberry	8:30	5:00
North Huron	8:30	4:30
North Perth	8:30	4:30
Perth East	8:30	4:30
South Bruce	8:30	4:30
South Huron	8:30	4:30
West Perth	8:30	4:30

For the reasons outlined in this report, I recommend that Council approve operating hours for the Municipal Office of 8:30 to 4:30 Monday through Friday, year-round.

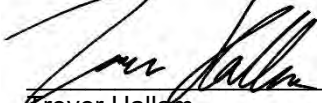
ATTACHMENTS

None.

OTHERS CONSULTED

Kaitlyn Armstrong, Administrative Assistant
Kim Johnston, Deputy Clerk

Respectfully submitted,


Trevor Hallam,
CAO/Clerk



FOR IMMEDIATE RELEASE

November 14, 2022

SPOKESPERSON: Glen McNeil, Warden

519.524.8394 x3224

warden@huroncounty.ca

County of Huron developing more affordable housing in Goderich.

Huron County, Ontario – The County of Huron is taking action to address the need for more affordable housing units locally. Huron County Council has approved a development project for a 39-unit apartment to be located on Gibbons Street, in Goderich. This development will fill a much-needed gap in Huron County's housing inventory. It will offer a range of one-bedroom units including affordable, rent-geared-to-income (RGI), and supported units.

"It takes an entire community, including multiple levels of government and many stakeholders, to create a welcoming atmosphere for the type of supported and affordable housing we need in Huron," said Huron County Warden, Glen McNeil. "This development represents a collaborative effort that will make a meaningful difference in our community."

About the Development

The 39-unit apartment building will include 10 supported units, as well as 29 rent-geared-to-income (RGI) and/or affordable units.

The initial [building design concept](#) was completed by local Architect, Jason Morgan, of Allan Avis Architects and features a four storey brick building which steps down to three storeys along Gibbons Street.

The total capital cost of the building is estimated to be approximately 20.4 million and staff estimate the project will take approximately 24-30 months to complete. County

of Huron staff will apply to the Ministry of Health to provide 'wrap around' supports to members of the community transitioning from homelessness.

Goderich Town Council, the current owner of the lands, has agreed in principle to transfer a 1.1. acre portion of the lands to the County to support this build. Both Town and County Councils have approved the required planning approvals to permit the development.

"This project directly addresses a critical need for more affordable and supported housing in our community," Said Town of Goderich Mayor, Myles Murdock. "Goderich Town Council is pleased to see this project moving forward."

Quick Facts

- Rent-geared-to-income (RGI) refers to subsidized rental units where the tenant pays rent based on their income level.
- Affordable housing is rental housing or home ownership that costs less than 30% of a household's gross income (before tax).
- Supported housing focuses on on-site supports and community integration where residents receive year-round, wrap-around supports and services.
- The current waitlist for rent-geared to income units in Huron County is 575.
- Currently, the highest need for affordable housing is for one-bedroom units, located in Goderich.
- Read [Huron County is a Caring Community](#) to learn more about why it's important, and beneficial, to welcome supported and affordable housing developments in your own neighbourhood.
- The [2021 Housing and Homelessness Annual Report](#) can be found at [HuronCounty.ca/housing](https://www.huroncounty.ca/housing)
- Learn more about other actions currently underway to address and prevent homelessness in Huron County in the [Report to the Community on Homelessness](#) and by visiting [HuronCounty.ca/housing](https://www.huroncounty.ca/housing)

More information

Social and Property Services questions can be directed to:

Christine Hoffman

Housing Services Manager

choffman@huroncounty.ca

519.482.8505 x4254

Planning and Development questions can be directed to:

Denise Van Amersfoort

Manager of Planning

dvanamersfoort@huroncounty.ca

519.524.8394 x3247

-30-





FOR IMMEDIATE RELEASE

November 21, 2022

More Electric Vehicle Charging Stations to be installed in Huron County.

Huron County, Ontario – Bruce Power and ChargerCrew Canada have contributed to the installation of 22 new level 2 Electric Vehicle (EV) chargers in the County of Huron, the Town of Goderich, and the Municipality of Huron East.

This important project helps to ensure the region is ready for a low-carbon future by making charging stations more accessible to local business, residents, and visitors. Installing more EV chargers helps encourage use of electric vehicles. This leads to a reduction in greenhouse gas emissions and improves air quality.

“Bruce Power is proud to make this important investment in electric vehicle infrastructure in Huron County,” said Mike Rencheck, Bruce Power President and CEO. “Charging EVs with clean nuclear energy is important to reach our climate goals, and a key element of Bruce Power’s Net Zero strategy to support the expansion of critical infrastructure to achieve local decarbonization in the Clean Energy Frontier region.”

These charger stations will be installed by ChargerCrew and it is anticipated that they will be operational by the end of this year. The Chargepoint System used by the chargers will enable payment through a cloud-based system. Six ports will be located in Goderich, four will be in Huron East, and the remaining twelve ports will be placed at locations throughout Huron County. Each municipality has an agreement in place to own and maintain the chargers for the next 10 years.

Level 2 chargers are better suited for locations where EV users plan to stay for a longer period of time, such as work, restaurants, and local tourist attractions, so they are ideal for promoting tourism and supporting economic development.

“Investing in charging stations for our region supports tourism, bolsters the local economy, and provides the infrastructure we need to support a greener future. The Town of Goderich is excited to be a partner in this project,” said Myles Murdock, Mayor of Goderich.

“It’s absolutely essential that we consider Electric Vehicle chargers in our infrastructure requirements,” added Robert Fisher, Deputy Mayor of Huron East. “As electric vehicles become the preferred choice of more consumers, we need to be able to meet those needs locally. Huron East is preparing for the future.”

The County of Huron, Town of Goderich, and Municipality of Huron East thank both ChargerCrew and Bruce Power for their significant contributions to this important project.

ChargerCrew’s contribution \$110,000

Bruce Power’s contribution \$55,000

-30-

County of Huron

Spokesperson:

Glen McNeil, Huron County Warden
1 Courthouse Square, Goderich, ON,
N7A 1M2

www.HuronCounty.ca

huronadmin@huroncounty.ca

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Bruce Power

PO Box 1540 177 Tie Rd., R.R. 2,
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519-361-2673

ChargerCrew Canada

113 Winniett street, Woodstock
N4S 7V7, ON

www.chargercrew.ca

647.722.9500

Municipality of Goderich

57 West Street, Goderich, ON, N7A 2K5

www.Goderich.ca

townhall@goderich.ca

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Municipality of Huron East

72 Main Street South, PO Box 610,
Seaforth, ON, N0K1W0

www.HuronEast.com

519-527-0160



FOR IMMEDIATE RELEASE

November 30, 2022

SPOKESPERSON: Glen McNeil, Warden

519.524.8394 x3224

warden@huroncounty.ca

Glen McNeil re-elected as Huron County Warden for 2023-2024 term

Huron County, Ontario – Huron County Council re-elected Glen McNeil, Mayor of the Township of Ashfield-Colborne-Wawanosh, as Huron's Warden at the November 30, 2022 Inaugural Session. This next term of Warden is for the 2023-2024 period, which represents the first two years of Council's four-year term.

"I am honoured for this opportunity to continue serving Huron County as its Warden," said re-elected Warden Glen McNeil. "Through the shared determination of Council and staff, I believe this term of County Council will accomplish great things for the Huron community that reaffirms us as a forward thinking and inclusive community".

Warden is the term used to describe the Head of a County Council. Some of the functions of this role include chairing council meetings, providing leadership to council, representing the County at official functions, acting as its official Spokesperson, and more. The position of Warden is achieved through a vote of peers on County Council.

The regional government of Huron County is governed by County Council, which is made up of 15 members from Huron's nine local municipalities. County Council representatives for the 2022-2026 term are:

Township of Ashfield-Colborne-Wawanosh

Mayor | Glen McNeil

Deputy Mayor | Bill Vanstone

Municipality of Bluewater

Mayor | Paul Klopp

Deputy Mayor | John Becker

Municipality of Central Huron

Mayor | Jim Ginn

Deputy Mayor | Marg Anderson

Town of Goderich

Mayor | Myles Murdock

Deputy Mayor | Trevor Bazinet

Township of Howick

Reeve | Doug Harding

Municipality of Huron East

Mayor | Bernie MacLellan

Deputy Mayor | Alvin McLellan

Municipality of Morris-Turnberry

Mayor | Jamie Heffer

Township of North Huron

Reeve | Paul Heffer

Municipality of South Huron

Mayor | George Finch

Deputy Mayor | Jim Dietrich

For more information about Huron County Council, visit

www.huroncounty.ca/administration/county-council



Minister of Finance | Ministre des Finances
PETER BETHLENFALVY

November 9, 2022

Dear Head of Council:

I am writing to provide details on 2023 funding allocations under the Ontario Municipal Partnership Fund (OMPF). We are announcing allocations now as we know that municipalities need this information to support municipal budget planning.

Our government recognizes the importance of the OMPF for many of Ontario's communities. We are committed to working in partnership with municipalities to build and strengthen our province. That is why our government has been increasing ongoing support to municipalities for example through the doubling of the Ontario Community Infrastructure Fund (OCIF) and the introduction of the Northern Ontario Resource Development Support (NORDS) program.

Within the context of this increasing provincial support to municipalities, the government is maintaining both the overall structure of the OMPF and the program envelope at \$500 million for 2023. The program will also continue to be responsive to changing municipal circumstances through annual data updates and related adjustments.

As in prior years, transitional assistance will ensure that the 2023 funding guarantee for municipalities in northern Ontario will be at least 90 per cent of their 2022 OMPF allocation. Municipalities in southern Ontario will receive at least 85 per cent of their 2022 OMPF allocation.

The Ministry of Finance's Provincial-Local Finance Division will be providing your municipal treasurers and clerk-treasurers with further details on the 2023 OMPF. This information and other supporting materials are also available online at ontario.ca/document/2023-ontario-municipal-partnership-fund.

.../cont'd

Maintaining a close relationship with our municipal partners remains critical as we continue to build Ontario's economy during this time of economic uncertainty. I look forward to our continued collaboration in supporting strong, thriving communities across the province.

Sincerely,

Original signed by

The Honourable Peter Bethlenfalvy
Minister of Finance

c.c. The Honourable Steve Clark, Minister of Municipal Affairs and Housing

2023 Allocation Notice**Municipality of Morris-Turnberry**

4060

County of Huron

In 2023, the Province is providing the Municipality of Morris-Turnberry with \$369,800 in funding through the OMPF, which is the equivalent of \$278 per household.

A Total 2023 OMPF	\$369,800
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1. Assessment Equalization Grant Component	-
2. Northern Communities Grant Component	-
3. Rural Communities Grant Component	\$325,900
4. Northern and Rural Fiscal Circumstances Grant Component	\$43,900
5. Transitional Assistance	-

B Key OMPF Data Inputs

1. Households	1,328
2. Total Weighted Assessment per Household	\$400,259
3. Rural and Small Community Measure (RSCM)	100.0%
4. Farm Area Measure (FAM)	88.9%
5. Northern and Rural Municipal Fiscal Circumstances Index (MFCI)	3.3
6. 2023 Guaranteed Level of Support	86.6%
7. 2022 OMPF	\$385,000

Note: See line item descriptions on the following page.

2023 Allocation Notice**Municipality of Morris-Turnberry**

4060

County of Huron

2023 OMPF Allocation Notice - Line Item Descriptions

A	Sum of 2023 OMPF grant components and Transitional Assistance, which are described in the 2023 OMPF Technical Guide. This document can be accessed at: https://www.ontario.ca/document/2023-ontario-municipal-partnership-fund/technical-guide
A5	If applicable, reflects the amount of transitional support provided to assist the municipality in adjusting to year-over-year funding changes. See the enclosed Transitional Assistance Calculation Insert for further details.
B1	Based on the 2022 returned roll from the Municipal Property Assessment Corporation (MPAC).
B2	Refers to the total assessment for a municipality weighted by the tax ratio for each class of property (including payments in lieu of property taxes retained by the municipality) divided by the total number of households.
B3	Represents the proportion of a municipality's population residing in rural areas and/or small communities. For additional information, see the 2023 OMPF Technical Guide, Appendix A.
B4	Represents the percentage of a municipality's land area comprised of farm land. Additional details regarding the calculation of the Farm Area Measure are provided in the enclosed Farm Area Measure Insert, and the 2023 OMPF Technical Guide, Appendix B.
B5	Measures a municipality's fiscal circumstances relative to other northern and rural municipalities in the province, and ranges from 0 to 10. A lower MFCI corresponds to relatively positive fiscal circumstances, whereas a higher MFCI corresponds to more challenging fiscal circumstances. For additional information, see the enclosed MFCI Insert, and the 2023 OMPF Technical Guide, Appendix D.
B6	Represents the guaranteed level of support the municipality will receive through the 2023 OMPF. For additional information, see the 2023 OMPF Technical Guide.
B7	Line A of 2022 OMPF Allocation Notice.

Note: Grant components and Transitional Assistance are rounded up to multiples of \$100.

2023 Transitional Assistance Calculation Insert**Municipality of Morris-Turnberry**

4060

County of Huron

A 2023 OMPF Transitional Assistance (Line B2 - Line B1, if positive)**n/a**

As the municipality's 2023 OMPF identified on line B1 exceeds the guaranteed support identified on line B2, Transitional Assistance is not required.

B Supporting Details

1. Sum of 2023 OMPF Grant Components (excluding Transitional Assistance)	\$369,800
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2. 2023 Guaranteed Support (Line B2a x Line B2b)	\$333,500
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a. 2022 OMPF	\$385,000
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b. 2023 Guaranteed Level of Support (Line C)	86.6%
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C 2023 Guaranteed Level of Support (Line C1 + Line C2)**86.6%**

1. 2023 OMPF Minimum Guarantee	85.0%
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2. Enhancement Based on Northern and Rural Municipal Fiscal Circumstances Index	1.6%
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Note: See line item descriptions on the following page.

2023 Transitional Assistance Calculation Insert**Municipality of Morris-Turnberry**

4060

County of Huron

2023 Transitional Assistance Calculation Insert - Line Item Descriptions

A	Transitional Assistance ensures that in 2023, southern municipalities will receive a minimum of 85 per cent of the support they received through the OMPF in 2022. The Municipality of Morris-Turnberry's 2023 OMPF exceeds their guaranteed level. As a result, Transitional Assistance is not required.
B1	Sum of the following 2023 OMPF grant components: Assessment Equalization, Northern Communities, Rural Communities, and Northern and Rural Fiscal Circumstances Grant Components.
B2	Guaranteed amount of funding through the 2023 OMPF.
B2a	Line A of 2022 OMPF Allocation Notice.
B2b	Represents the guaranteed level of support the municipality will receive through the 2023 OMPF. For additional information, see the 2023 OMPF Technical Guide.
C1	Reflects the minimum level of support for southern municipalities through the 2023 OMPF.
C2	Reflects the enhancement to the minimum level of support based on the municipality's Northern and Rural MFCI.

Note: Grant components and Transitional Assistance are rounded up to multiples of \$100.

2023 Northern and Rural Municipal Fiscal Circumstances Index

Municipality of Morris-Turnberry

4060

County of Huron

A Northern and Rural Municipal Fiscal Circumstances Index (MFCI)**3.3**

The Northern and Rural Municipal Fiscal Circumstances Index (MFCI) measures a municipality's fiscal circumstances relative to other northern and rural municipalities in the province on a scale of 0 to 10. A lower MFCI corresponds to relatively positive fiscal circumstances, whereas a higher MFCI corresponds to more challenging fiscal circumstances.

The Northern and Rural MFCI is determined based on six indicators that are classified as either primary or secondary, to reflect their relative importance in determining a municipality's fiscal circumstances.

The table below provides a comparison of the indicator values for the Municipality to the median for northern and rural municipalities.

B Northern and Rural MFCI - Indicators

Primary Indicators	Municipality of Morris-Turnberry	Median
1. Weighted Assessment per Household	\$400,259	\$289,000
2. Median Household Income	\$86,000	\$82,000
Secondary Indicators		
3. Average Annual Change in Assessment (New Construction)	1.9%	1.1%
4. Employment Rate	70.2%	56.0%
5. Ratio of Working Age to Dependent Population	129.8%	152.0%
6. Per cent of Population Above Low-Income Threshold	85.8%	88.0%

Note: An indicator value that is higher than the median corresponds to relatively positive fiscal circumstances, while a value below the median corresponds to more challenging fiscal circumstances.

Additional details regarding the calculation of the Northern and Rural MFCI are provided in the 2023 OMPF Technical Guide, as well as in the customized 2023 Northern and Rural MFCI Workbook.

Note: See line item descriptions on the following page.

2023 Northern and Rural Municipal Fiscal Circumstances Index

Municipality of Morris-Turnberry

4060

County of Huron

2023 Northern and Rural Municipal Fiscal Circumstances Index - Line Item Descriptions

A	The municipality's 2023 Northern and Rural MFCI. Additional details are provided in the municipality's customized 2023 Northern and Rural MFCI Workbook.
B1	Refers to the total assessment for a municipality weighted by the tax ratio for each class of property (including payments in lieu of property taxes retained by the municipality) divided by the total number of households.
B2	Statistics Canada's measure of median income for all private households in 2020.
B3	Measures the five-year (2017 - 2022) average annual change in a municipality's assessment, for example, as a result of new construction or business property closures, excluding the impact of reassessment.
B4	Statistics Canada's measure of number of employed persons, divided by persons aged 15 and over.
B5	Statistics Canada's measure of working age population (aged 15 to 64), divided by youth (aged 14 and under) and senior population (aged 65 and over).
B6	Statistics Canada's measure of the population in private households above the low-income threshold for Ontario compared to the total population in private households.

2023 Farm Area Measure Insert

Municipality of Morris-Turnberry

4060

County of Huron

A Farm Area Measure (Line B1 / Line B2)	88.9%
--	--------------

The Farm Area Measure (FAM) represents the percentage of a municipality's land area comprised of farm land.

Farm Land Area

Municipal Land Area

=

Farm Area Measure

B Supporting Details

1. Farm Land Area	82,707 acres
2. Municipal Land Area	93,131 acres

The Rural Communities Grant includes a funding enhancement for municipalities with a Farm Area Measure of more than 70 per cent, based on a sliding scale. Eligible municipalities receive this funding as part of their Rural Communities Grant allocation. Additional details regarding the calculation of the Farm Area Measure are provided in the 2023 OMPF Technical Guide, as well as in the municipality's customized 2023 OMPF Workbook.

Note: See line item descriptions on the following page.

2023 Farm Area Measure Insert

Municipality of Morris-Turnberry

4060

County of Huron

2023 Farm Area Measure Insert - Line Item Descriptions

A	Represents the percentage of a municipality's land area comprised of farm land. Additional details regarding the calculation of the Farm Area Measure are provided in the 2023 OMPF Technical Guide, Appendix B.
B1	The number of acres of land for properties in the farm property tax class.
B2	The total number of acres of land in the municipality.

2023 County of Huron Council, Board & Committee Schedule

County Council Day 1 9:00 AM Planning & Development, Cultural Services, and Corporate	County Council Day 2 9:00 AM Social & Property Services, Homes for the Aged, Public Works, Emergency Services, Economic Development, and Corporate	Library Board 9:00 AM Chair: Vice:	Economic Development Board 9:00 AM (Jan – July) 5:00 PM (Sept – Dec) Chair: Vice:	Accessibility Advisory Committee 9:00 AM Chair: Vice:
January 4	January 18	January 11	January 5	January 30
February 8 at 9:00 AM – Council Budget Meeting				
February 1	February 15 <i>[preceded by Audit Committee]</i>	No meeting	February 2	
March 1	March 22	March 8	March 9	March 20
April 5	April 19	April 12	April 6	
May 3	May 17	May 4	May 18	
May 10, May 11, and May 12 at 9:00 AM - Special Council – Strategic Planning/Priority Setting				
June 7	June 21	June 14	June 1	June 19
June 22, 2022 – Special Council – Bus Tour				
July 5	No meeting	No meeting	July 6	
No meeting	August 16	August 17 <i>[Thursday]</i>	No meeting	
September 6	September 20	September 13	September 13	September 18
October 4	October 18	October 11	October 11	
November 1	November 15	November 8	November 8	November 20
December 6	December 20	December 13	December 13	



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

RE: PROPOSED CHANGES IN BILL 23 REGARDING CONSERVATION AUTHORITIES

Dear Premier Ford;

Conservation Authorities (CAs) want to do their part to help the Province meet its goal of building 1.5 million homes in Ontario over the next ten years.

We are concerned some changes proposed in the *More Homes Built Faster Act* will:

- Place new responsibilities on municipalities related to natural hazards and natural resources that may lead to inefficiencies, uncertainties, and delays in the development review process;
- Weaken the ability of conservation authorities to continue protecting people and property from natural hazards; and,
- Reduce critical, natural, infrastructure like wetlands that reduce flooding and protect waters in our lakes and rivers.

To avoid unintended consequences, we recommend:

1. Allowing Municipalities to continue voluntary agreements for review and commenting with Conservation Authorities; this means removal of the clauses in Bill 23 that prevent this from occurring.

The current model enables Municipalities to use existing expertise within Conservation Authorities to fulfill responsibilities for natural heritage and water resources, while saving time and money for applicants.

2. Development subject to *Planning Act* authorizations should not be exempt from Conservation Authority permits, and CA regulations should not be delegated to municipalities. This approach could result in building permits issued in error and

other unintended results. The watershed, not municipal boundaries, should continue be the scale used to assess natural hazards.

3. The multi-stakeholder Conservation Authority Working Group should continue working with the Province to provide solutions for shared goals and objectives.
4. Conservation Authority development fees should not be frozen since they are based on cost recovery.

Conservation Authorities work with local Municipalities to reduce barriers to development and streamline processes for the best possible service to all. We are: modernizing policies and procedures; streamlining approvals; reducing timelines and red tape; promoting pre-consultation; and reporting on service standards.

For example, in 2021, 91% of the permits issued by high growth conservation authorities were within provincial timelines. A total of 93% of permits issued by non-high growth CAs were within provincial timelines.

Municipalities rely on the benefits of long-standing conservation authority partnerships. In our view, the proposed changes undermine the core mandate of Conservation Authorities and may put people – and their homes – at risk.

We request Schedule 2 of Bill 23 and changes to the *Conservation Authorities Act* that: limit the ability of Municipalities to enter into review and commenting agreements with Conservation Authorities; and that delegate Conservation Authority regulations to Municipalities be removed.

Sincerely,



Matt Duncan
Chair

cc:

The Honourable Steve Clark, Minister of Municipal Affairs and Housing

The Honourable Graydon Smith, Minister of Natural Resources and Forestry

The Honourable David Piccini, Minister of Environment Parks and Conservation

The Honourable Lisa Thompson, Minister of Agriculture, Food and Rural Affairs

The Honourable Matthew Rae, MPP Perth – Wellington

Member Municipalities



Enbridge Gas Inc.
109 Commissioners Road West
London, ON N6J 1X7

November 28, 2022

Municipality of Morris-Turnberry
Mayor Jamie Heffer
PO Box 310, 41342 Morris Road
Brussels, Ontario N0G 1H0

Dear Mayor Heffer and Members of Council,

Congratulations on your recent election to Council. Your victory speaks volumes about your commitment, community dedication and passion, which has no doubt enabled you to achieve such a milestone.

Enbridge Gas is a long-standing partner in more than 340 municipalities across Ontario, and we have deep roots in the places we work and live. With more than 170 years of experience, we understand and value public service and would like to thank you for the commitment you've made your community and residents over the coming term.

We'll continue to work hard to make a difference in the communities we serve in several ways, including delivering the energy customers need and want, energy efficiency and low-income programs, natural gas expansion, and a wide range of community support and charitable efforts. These initiatives are made possible through the support from our many community partners, including elected representatives from all levels of government and we look forward to working with you.

We are laser-focused on providing a safe, dependable, competitive, and sustainable energy choice for customers, and working with communities to help reduce their emissions and reach climate goals. Our efforts are focused on helping homes and businesses use less energy through conservation programs, advancing the transition to low-carbon gases including renewable natural gas (RNG) and hydrogen, and advancing the adoption of innovative clean technologies for Ontario's highest emitting sectors: transportation, building heat and industrial processes. Together, we can drive solutions that will support your community's economic and environmental goals.

My team and I look forward to working with you to develop closer relations and to concentrate our efforts to continue building and maintaining a healthy and vibrant community. Again, congratulations and best wishes for a successful term. Should you or your staff have any questions, or require information at any time, please do not hesitate to reach out to me.

Sincerely,

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

Steven Jelich
Director, Southwest Region Operations
Enbridge Gas Inc.
Steven.Jelich@Enbridge.com

CC:
Brian Lennie, Sr. Municipal Advisor, Brian.Lennie@Enbridge.com

Avon Maitland District School Board

Board Meeting Highlights – November 15, 2022



Inaugural Meeting

Nancy Rothwell and Michael Bannerman Elected as Chair and Vice-chair

Congratulations to Trustee Nancy Rothwell (North Perth) and Trustee Michael Bannerman (Stratford) as they were elected by the board as Chair and Vice-chair for 2023 (respectively). Bruce Whitaker was elected as the Ontario Public School Board Association (OPBSA) representative and Deborah Logue as the alternate delegate.



A warm welcome to our new and returning board members as they have been sworn in and now officially begin their roles. Learn more about our trustees on our [Meet our Trustees page](#) and follow us on social media as we post information about each of them in the coming days.

Committee Review

Director Walsh and the senior team provided an overview of the committees that require trustee representation. Each trustee will have the opportunity to volunteer for those that are of interest to them.

Future Board Meetings

Meetings that include Regular Sessions will be hosted in person at the Education Centre in Seaforth (62 Chalk St. N.) with the option for connecting online. Members of the public are welcome to attend the Regular Board Meeting sessions (in person or online). Meeting details (including online meeting links and agenda packages) are posted on the [Board Meeting page](#).

- Tuesday, November 29, 2022: Committee of the Whole, Closed Session at 4:45 p.m. and Regular Board Meeting at 6:00 p.m.
- Tuesday, December 13, 2022: Committee of the Whole, Closed Session at 4:45 p.m. and Regular Board Meeting at 6:00 p.m.

Future Meetings/Events with Trustee Representation

- Equity Steering Committee – Wednesday, November 16, 2022
- Trustee Orientation – Tuesday, November 22, 2022 at 4:30 p.m.
- Joint Health & Safety Committee – Thursday, November 24, 2022 at 1:30 p.m.
- Supervised Alternative Learning – Monday, November 28, 2022 at 8:30 a.m.
- Indigenous Education Advisory Committee – Monday, November 28, 2022 at 5:30 p.m.
- Environment Committee – December 1, 2022
- Accessibility for Ontarians with Disabilities Act – Wednesday, December 7, 2022 at 3:00 p.m.

Avon Maitland District School Board

Board Meeting Highlights – November 29, 2022



Avon Maitland District School Board
Engage, Inspire, Innovate... Always Learning

Good News

AMDSB Remembers

Communications Manager Chera Longston played [a brief video](#) to showcase the variety of ways that students and staff paid tribute to members of the Canadian Armed Forces and RCMP who have served (and those who continue to serve) to defend our values and freedoms.

November 18 Professional Development Day

Superintendents Kathy Boyd and Jane Morris reported that staff participated in an engaging series of professional learning opportunities on the November 18 PD Day. The Learning Services team (led by Superintendent Boyd) provided BMS (Behavioural Management Systems) training for Educational Assistants and Child and Youth Workers. The training offers a framework designed to build best practices in managing challenging student behaviour and in supporting staff who work directly with students. The Leading Learning team (led by Superintendent Morris) hosted a variety of workshops for educators in cooperative education, guidance and technological studies. The sessions occurred at Stratford District Secondary School, St Marys DCVI and the Pathways Innovation Centre at Stratford Intermediate School. The sessions were well attended and positive feedback was received.



Students Visit Ottawa to Meet Governor General

Director Lisa Walsh joined the meeting virtually from Ottawa, as she was escorting a group of students who are participating in a program that allows them to learn more about the work of the Governor General of Canada, Her Excellency the Right Honourable Mary May Simon. The students are participating in a variety of activities and will prepare a luncheon for her on December 1.

Board Approves the Consolidated Financial Statements for the 2021-2022 Fiscal Year

The Board approved the recommendation from the Audit Committee to accept the draft Consolidated Financial Statements for the period September 1, 2021 to August 31, 2022, as presented by the Financial Services Management Team and the External Auditors at the recent Audit Committee meeting. The Consolidated Financial Statements represent the financial position of the Board at August 31, 2022. The Consolidated Financial Statements and Audit Findings Report for 2021-2022 will be posted on the Board website in the coming days.

Staff Presentations

Update on the Director's Work Plan

Superintendent Paul Langis and Recruitment and Retention Officer Hannah Carr presented an update on the Director's Work Plan (*I am Engaged* and *I am Well*). They provided details about the staff recruitment and retention strategy, which includes a number of initiatives targeting new and existing employees, as well as strategies to attract employee candidates to the board. They also reviewed the supports that are in place to address employee health, safety and well-being.

Student Support Services

Superintendent Laura Marotta provided an overview of the Student Support Services department work. She outlined the mental health and well-being supports for students, the community partnerships that are in place, the safe schools protocols and accompanying administrative procedures, and outlined the processes of the Tragic Events Response Support Team.

Student Trustee Update

Student Trustee Abigail Peel reported that Communications Manager Chera Longston and her team are helping pull together videos for each school to help explain their role and how they can be contacted. The videos will also be shared with each secondary school's feeder schools. She was also pleased to report that they are working on bringing a guest speaker (Kara Filler) to talk about her personal experience with

impaired driving. Student Trustee Alex Dolmage is reviewing the Student Senate constitution for possible updates. The Senate is organizing itself into working groups to help move its initiatives forward.

Chair Update

Chair Nancy Rothwell reported that she participated in media interviews after the inaugural meeting to promote the role of trustees and pointed out the social media series that showcases each of the individuals now sitting at the board table. Also, she is preparing a December holiday message for staff that she will send on behalf of the board. "Opportunity and Optimism" is the theme for the Public Education Symposium that trustees are invited to attend January 26-28. Trustee lunch 'n learns will be offered beginning December 13, when the topics of Communications and Information Technology will be presented.

Senior Staff Update

Meeting with Municipal Planners

Superintendent Cheri Carter reported that a meeting was held with the board's demographer Watson & Associates and local municipal planners and Chief Accounting Officers. Information and data was shared by Watson & Associates and further conversations are planned to help continue to build the sharing of information.

Future Board Meetings

Meetings that include Regular Sessions will be hosted in person at the Education Centre in Seaforth (62 Chalk St. N.) with the option for connecting online. Members of the public are welcome to attend the Regular Board Meeting sessions (in person or online). Meeting details (including online meeting links and agenda packages) are posted on the [Board Meeting page](#).

- Tuesday, December 13, 2022: Committee of the Whole, Closed Session at 4:45 p.m. and Regular Board Meeting at 6:00 p.m.
- Tuesday, January 31, 2023: Committee of the Whole, Closed Session at 4:45 p.m. and Regular Board Meeting at 6:00 p.m.

Future Meetings/Events with Trustee Representation

- Accessibility for Ontarians with Disabilities Act – December 7, 2022 at 3:00 p.m.
- Special Education Advisory Committee – December 7, 2022 at 4:00 p.m.
- Equity Steering Committee – December 21, 2022 at 12:30 p.m. (GDCl)
- Special Education Advisory Committee – January 11, 2023 at 4:00 p.m.
- Finance Committee – January 17, 2023 at 3:00 p.m.
- Pathways Advisory Committee – January 19, 2023 at 7:00 p.m.
- Supervised Alternative Learning – January 30, 2023 at 8:30 a.m.
- Joint Health and Safety Committee – January 26, 2023 at 1:30 p.m. (via Microsoft Teams)

Belgrave Summary (with SCADA Data)

October, 2022

WELL FLOW

		<u>Flow, L/s</u>	<u>Volume, m3</u>
McCrea	Max:	4.21	58.97
	Average:	3.72	39.81
	Total:		1,234.25

TREATED FLOW - Discharge

	Max:	75.12	m3
	Average:	68.30	m3
	Total:	2,117.28	m3

Jane

	Max:	1.48	89.81
	Average:	1.35	52.25
	Total:		1,619.88

SCADA On-Line Analyzer

CL2 Residual (free):

	Max:	1.93	mg/L
	Min:	0.76	mg/L
	Average:	1.49	mg/L

Combined:

	Min:		76.98
	Max:		108.47
	Average:		92.07
	Total:		2,854.13

TURBIDITIES

	<u>McCrea</u>	<u>Jane</u>	
	Max:	0.20	0.23 NTU
	Min:	0.13	0.15 NTU
	Average:	0.17	0.18 NTU
# Grab Samples:	3	3	

Treated Water Grab Residuals:

CL2 Residual (free):

	Max:	1.90	mg/L
	Min:	1.27	mg/L
	Average:	1.51	mg/L
# Grab Samples:	17		

CHEMICAL USE

Chlorine:		<u>Pump # 1</u>	<u>Pump # 2</u>
Total	Litres	0.00	109.25
Total	kg	0.00	7.11
Average, mg/L	Dosage	0.00	4.73

CHLORINATION ON DISTRIBUTION SYSTEM

Humphrey On-Line Analyzer:

CL2 Residual (free)

	Max:	1.66	mg/L
	Min:	1.51	mg/L
	Average:	1.26	mg/L

Potassium Permanganate:

Total	Litres	77.65	96.69
Total	kg	1.55	1.93
Average, mg/L	Dosage	1.24	1.24

Distribution Grab Residuals:

CL2 Residual (free)

	Max:	1.70	mg/L
	Min:	1.10	mg/L
	Average:	1.28	mg/L
# Grab Samples:	17		

BACTERIOLOGICAL TESTING

Treated Water to Distribution

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

Heterotrophic Plate Counts

Tests Done:	4
Counts >500/mL:	0

Distribution Water

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

Heterotrophic Plate Counts

Tests Done:	4
Counts >500/mL:	0

Jane Raw Water

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

McCrea Raw Water

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

Operators that operated the system:

Nancy Mayhew	Water Treatment - Class 2	16185	Jan 31, 2024
Gary Nicholson	Water Treatment - Class 2	95123	July 31, 2025
Ben Nethery	Water Treatment - Class 1	98589	Sept. 30, 2023
Ryan Mackay	Water Treatment - OIT	110231	May 31, 2023



Corporate Services Department

Clerk's Office

CITY of STRATFORD

City Hall, P.O. Box 818

Stratford ON N5A 6W1

519-271-0250 Ext. 5237

Fax: 519-273-5041

www.stratford.ca

November 28, 2022

Right Hon. Justin Trudeau
Prime Minister of Canada
Office of the Prime Minister
80 Wellington Street
Ottawa, ON K1A 0A2

justin.trudeau@parl.gc.ca

Dear Prime Minister:

Re: Resolution – Funding and Support for VIA Rail Services

At their November 14, 2022, Regular Council meeting, Stratford City Council adopted a resolution petitioning the federal government to adequately fund and fully support VIA Rail Canada in increasing the frequency, reliability and speed of VIA Rail service.

A copy of the resolution is attached for your consideration. We kindly request your support and endorsement.

Sincerely,

Tatiana Dafoe
Clerk

Encl.
/ja

cc: Premier Doug Ford
MPP Matthew Rae
MP John Nater
Association of Municipalities of Ontario
Federation of Canadian Municipalities
All Ontario municipalities



THE CORPORATION OF THE CITY OF STRATFORD
Resolution: Funding and Support for VIA Rail Service

WHEREAS The Corporation of the City of Stratford supports the National Transportation Policy and Section 5 of the *Canada Transportation Act*, S.C. 1996, c. 10 (as amended), which states in part:

"a competitive, economic and efficient national transportation system that meets the highest practicable safety and security standards and contributes to a sustainable environment, makes best use of all modes of transportation at the lowest cost is essential to serve the needs of its users, advance the well-being of Canadians, enable competitiveness and economic growth in both urban and rural areas throughout Canada. Those objectives are achieved when:

(a) competition and market forces among modes of transportation, are prime agents in providing viable and effective transportation services;

(b) regulation and strategic public intervention are used to achieve economic, safety, security, environmental or social outcomes

(c) rates and conditions do not constitute an undue obstacle to the movement of traffic within Canada or to the export of goods from Canada;

(d) the transportation system is accessible without undue obstacle to the mobility of persons, including persons with disabilities; and

(e) governments and the private sector work together for an integrated transportation system."

WHEREAS the Government of Canada has stated: "*we are serious about climate change*" and "*smart investments in transit help connection communities We will continue to work with communities and invest in the infrastructure they need today and into the future*";

WHEREAS Abacus data has indicated that Canadians are focused on building transit to reduce congestion and connect communities;

WHEREAS the Canadian Transport Commission main finding at public hearings in 1977 was that there should be no further reductions to passenger rail services;

WHEREAS the frequency of VIA trains running in Canada has been reduced significantly since 1977, causing a subsequent significant drop in ridership;

WHEREAS there is a need for balanced transportation with more using transit and less using automobiles;

WHEREAS the changing demographic relating to house prices, housing affordability will require further expansions of transit;

WHEREAS there is a need to visit tourist sites located along rail lines;

WHEREAS the annual cost of congestion to the Greater Toronto Hamilton Area economy alone is between \$7.5 and \$11 billion;

WHEREAS there are 10 million more vehicles on the road today than there were in 2000; and

WHEREAS the City of Stratford requests the support of this resolution from all communities served by VIA;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of The City of Stratford recommends to the Government of Canada to adequately fund and fully support VIA Rail Canada in increasing the frequency, reliability and speed of VIA rail service in 2022 and successive years.

Adopted by City Council of The Corporation of the City of Stratford on November 14, 2022

The Corporation of the City of Stratford, P.O. Box 818, Stratford ON N5A 6W1
Attention: City Clerk, 519-271-0250 extension 5329, clerks@stratford.ca

**Outstanding Action Items
Open Session**

December 6

Meeting Date	Action Item	Action By	Current Status	Last Action Date	Next Step
November 10, 2021	Zoning/OP Housing Friendly Amendments	CAO/Planning	Revised drafts returned to December 6th meeting		None.
September 20, 2022	Development Guidelines	CAO	Direction received to return by- law, finalizing draft		Return final version for adoption under by-law.
October 4, 2022	Reinhardt Consent and Rezoning	Planning	Revised proposal returned to December 6th meeting		None.
November 1, 2022	Employee Pay Grid 2023	CAO	Report returned to December 6th closed session		Return by-law to December 20th meeting



**CORPORATION OF THE MUNICIPALITY OF MORRIS-
TURNBERRY BY-LAW NO. 54-2022**

Being a by-law to authorize the Mayor and Clerk to execute and affix the Corporate Seal to an agreement between the Municipality of Morris-Turnberry and Willem Bakker Properties LTD.

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 that or any other Act;

AND WHEREAS application C53-2021 was granted Provisional Consent by the County of Huron on October 6, 2021 ;

AND WHEREAS as a condition of Provisional Consent, the developer must enter into a Development Agreement with the Municipality to ensure that the recommendations from the Environmental Impact Study and the County Biologist are implemented;

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

1. That the Mayor and Clerk of the Municipality are hereby authorized to execute and affix the Corporate Seal to enter into the Agreement between the Corporation of the Municipality of Morris-Turnberry and Willem Bakker Properties LTD. attached hereto as Schedule 'A', and forming part of this by-law; and
2. That this by-law shall come into effect on the day it is passed.

Read a FIRST and SECOND time this 6th day of December 2022.

Read a THIRD time and FINALLY PASSED this 6th day of December 2022..

Mayor, Jamie Heffer

Clerk, Trevor Hallam

THIS AGREEMENT made in triplicate on the _____ day of _____, 2022

A.D. BETWEEN:

WILLEM BAKKER PROPERTIES

hereinafter called the “Developer” of the FIRST PART

- and -

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

hereinafter called the “Municipality” of the SECOND PART

WHEREAS the Developer is the owner of the subject lands described in Schedule “A” (hereinafter called the “Lands”) to this Development Agreement (hereinafter called the “Agreement”) and has applied for consent for the purpose of selling, conveying, or leasing a lot or lots;

AND WHEREAS the Developer declares that it is the registered owner of the Lands and has applied to the County of Huron (hereinafter called the “County”), for consent approval.

AND WHEREAS in a decision issued October 6, 2021, the County has given Provisional Consent to application C53-2021 subject to the fulfilment of certain conditions;

AND WHEREAS a scoped Environmental Impact Study dated August 2021 was completed by R.J Burnside & Associates Limited due to the Lands containing a portion of the Wingham Provincially Significant Wetland Complex;

AND WHEREAS the Municipality requires the Developer to enter into an agreement to address the development of the Lands;

AND WHEREAS the word “Developer” where used in this Agreement includes an individual, an Association, a Partnership, or a Corporation and wherever the singular is used herein, it shall be construed as including the plural.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of other good and valuable consideration and the sum of One Dollar (\$1.00) of lawful money of Canada, now paid by each of the parties hereto to each of the other parties hereto, (the receipt whereof is hereby acknowledged), the parties hereto hereby covenant, promise and agree with each other as follows:

1. All construction, development activities on the Land or any portion thereof at any time shall be conducted and maintained with strict observance of the proposed mitigation, monitoring and compliance activities described in Table 6-1 of the Environmental Impact Study, attached hereto as Schedule “B” and forming part of this agreement, at the sole expense of the developer.
2. That the Land or any portion thereof shall be developed and maintained in accordance with the lot grading and drainage plan attached hereto as Schedule “C” and forming part of this agreement, at the sole expense of the developer.

3. The Developer consents to the registration of this Agreement upon the title to the Land both before and after registration of the Plan at the sole discretion of the Municipality and at the expense of the Developer.
4. The Developer covenants and agrees to obtain and register, at its sole cost and expense, a postponement from each encumbrancer with a charge registered against title to the Land (or part thereof) so that notice of this Agreement shall be registered in priority to any such charge.
5. The covenants, agreement, conditions, and undertakings herein contained on the part of the Developer shall run with the land and shall be binding upon it and upon its successors and assigns as owners and occupiers of the said lands from time to time.

THIS AGREEMENT shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the parties hereto have executed this Agreement. SIGNED, SEALED
AND DELIVERED this _____ day of _____ A.D. 2022

(WILLEM BAKKER PROPERTIES
(
(
(_____
(
(I have the authority to bind the Corporation
(
(THE CORPORATION OF THE MUNICIPALITY
(OF MORRIS-TURNBERRY
(
(
(_____
(Jamie Heffer, Mayor
(
(
(_____
(Trevor Hallam, CAO/Clerk
(
(We have authority to bind the Corporation

SCHEDULE A

DESCRIPTION OF LANDS

PK LOT 77 PL 410 TURNBERRY, WINGHAM; PART OF PATRICK ST PL 410 WINGHAM BTN
MARY ST & ADELAIDE ST; TURNBERRY BEING PART 5 22R6316

PIN 41051-0355 (LT)

Table 6-1: Summary of Potential Negative Impacts and Recommended Mitigation

Activity	Potential Impact	Duration (D), Geographic Extent (GE) and Magnitude (M) of the Impact	Proposed Mitigation	Monitoring / Compliance Activities
Land Clearing within the Construction Envelope	Loss of or disturbance to migratory birds or their nests.	D: Short-term, occurring only once. GE: Limited to the construction envelope. M: Low, bird habitat in the construction envelope is minimal. Minor removal of trees or shrubs is anticipated to accommodate the construction.	Contractor to ensure that no nests are present within the construction envelope prior to commencement. Land clearing should be completed outside of the breeding bird season (Nesting Zone C2 core breeding window, or when 41-100% are predicted to be nesting for all habitat types, is approximately March 31 to August 31). If this is not possible, a bird specialist should survey the site within the 48 hours prior to clearing to confirm that no active nests of migratory birds are present. Any active nests should be fenced and left undisturbed until young have fledged, as determined by a qualified biologist.	Contractor to ensure that nesting does not occur within construction envelope.
Construction Activities (including Earth Works / Excavation)	Potential erosion/ sedimentation and encroachment beyond the development limits due to excavation for the culvert replacement.	D: Short-term during construction phase only. GE: Impacts could extend beyond the development limits. M: Low as the land is relatively flat and sediment is not expected to travel beyond the construction area.	Erosion and sediment control measures will be installed around the workzone to prevent sedimentation of the protected feature. All stockpiles, equipment and work areas must be maintained outside of the fenced area. A detailed erosion and sediment control plan should be developed prior to construction which includes installation of turfgrass seed or sod to revegetate the disturbed areas prior to removal of ESC measures.	The contractor will be responsible for ensuring that erosion and sediment control measures are in place and are maintained in working condition until lands have been revegetated and are stable.
Development Encroachment into 30 Metre Buffer of PSW, Significant Woodland, Significant Wildlife Habitat	Reduction of functions and quality of features	D: Long-term throughout the life of the development. GE: Impacts could extend beyond the development limits. M: Low. Limited encroachment required and impacts to common vegetation species and communities or cropland.	Erosion and sediment control measures installed around the workzone will prevent encroachments during construction than are greater than shown.	The contractor will be responsible for ensuring that erosion and sediment control measures are in place and are maintained in working condition until lands have been revegetated and are stable.
Impacts to SAR and other wildlife	Damage to species or their habitats	D: Short-term during construction phase only. GE: Impacts could extend beyond the development limits.	Erosion and sediment control measures installed around the workzone will prevent Snapping Turtle and most other wildlife from entering workzone.	The contractor will be responsible for ensuring that erosion and sediment control measures are in place and are maintained in working condition to prevent wildlife from accessing workzone.

SCHEDULE B

Activity	Potential Impact	Duration (D), Geographic Extent (GE) and Magnitude (M) of the Impact	Proposed Mitigation	Monitoring / Compliance Activities
		M: Low. No SAR or wildlife supported within workzone or within reduced buffer area.		



CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 55-2022

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 December 6, 2022.

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 December 6, 2022, meeting be confirmed and adopted by By-law;

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

1. The action of the Council of the Corporation of the Municipality of Morris-Turnberry at its meeting held the 6th day of December 2022, in respect of each recommendation contained in the Minutes and each motion and resolution passed and other action taken by the Council of the Corporation of the Municipality of Morris-Turnberry at the meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this By-Law; and
2. The Mayor and proper officials of the Corporation of the Municipality of Morris-Turnberry hereby authorize and direct all things necessary to give effect to the action of the Council to the Corporation of the Municipality of Morris-Turnberry referred to in the preceding section thereof;
3. The Mayor and CAO/Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of the Corporation.

Read a FIRST and SECOND time this 6th day of December 2022

Read a THIRD time and FINALLY PASSED this 6th day of December 2022

Mayor, Jamie Heffer

Clerk, Trevor Hallam