



## MUNICIPALITY OF MORRIS-TURNBERRY

### COUNCIL MINUTES

Tuesday, February 16<sup>th</sup> 2021, 7:30 pm

The Council of the Municipality of Morris-Turnberry met electronically in regular session on the 16<sup>th</sup> day of February, 2021, at 7:30 pm.

#### **Council in Attendance**

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

#### **Staff in Attendance**

Trevor Hallam	CAO/Clerk
Mike Alcock	Director of Public Works
Jennifer Burns	Huron County Planner

#### **Others in Attendance**

Chris Wattam	Applicant Z01-2021
Samantha Wattam	Applicant Z01-2021
Kelsey Bent	Wingham Advance Times
Denny Scott	Blyth Citizen

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

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

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

*Motion 44-2021*

*Moved by Sharen Zinn  
Seconded by Jamie McCallum*

*THAT the Council of the Municipality of Morris-Turnberry hereby adopts the agenda for the meeting of February 16<sup>th</sup>, 2021 as circulated.*

*Carried.*

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

None.

**4.0 MINUTES**

*Motion 45-2021*

*Moved by Jim Nelemans  
Seconded by Sharen Zinn*

*THAT the Council of the Municipality of Morris-Turnberry hereby adopts the February 2<sup>nd</sup>, 2021 Council Meeting Minutes as written.*

*Carried.*

**5.0 ACCOUNTS**

*Motion 46-2021*

*Moved by Sharen Zinn  
Seconded by Jim Nelemans*

*THAT the Council of the Municipality of Morris-Turnberry hereby approves for payment the February 16<sup>th</sup> accounts for 2020 payables in the amount of \$49,501.63 and for 2021 payables in the amount of \$116,500.95.*

*Carried.*

**6.0 PUBLIC MEETINGS AND DEPUTATIONS****6.1 Zoning By-Law Amendment Public Meeting**

Application MTu Z01-2021, Wattam  
Plan 410, Park Lot 53, 107-111 Mary St. Lowertown, Wingham.

*Motion 47-2021*

*Moved by Jamie McCallum  
Seconded by Kevin Freiburger*

*THAT the Council of the Municipality of Morris-Turnberry hereby Adjourns their regular meeting of Council and opens a Public Meeting to consider Zoning By-Law Amendment MTu Z01-2021.*

*Carried.*

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**PUBLIC MEETING – ZONING BY-LAW AMENDMENT****6.1.1 Call to Order**

Mayor Heffer called the public meeting to order at 7:34 pm.

**6.1.2 Declaration of Pecuniary Interest**

None.

**6.1.3 Requirement**

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

**6.1.4 MTu Z01-2020 Morris-Turnberry**

Council was provided with a report prepared by County Planner, Jennifer Burns with regards to the Zoning By-Law Amendment application submitted by Chris and Samantha Wattam.

**6.1.5 Purpose**

This application proposes to rezone part of 107-111 Mary St (Plan 410, Park Lot 53) from Development (D) to VR1-16 (Village Residential- Low Density- Special Provisions) to allow for the construction of a single-detached dwelling and personal shop (112m<sup>2</sup> in size with a height of 6.8m). The area being rezoned is 0.6 hectares (1.5 acres) and is

currently vacant. The entire property is 4.9 hectares (6 acres) in size. The remaining area of the property that is not subject to the zoning by-law amendment will continue to be zoned Development, until such time that a planning application is made in the future. At this time, there are no active plans for the remainder of the property.

#### 6.1.6 Application Process

An application was submitted by Chris and Samantha Wattam on January 21<sup>st</sup> 2020 and was considered complete on January 22<sup>nd</sup> 2020.

Notice of the Public Meeting was mailed by the municipality to all property owners within 120m of the property on January 26<sup>th</sup> 2020, and notice was posted on the subject property.

#### 6.1.7 Comments

Jenn Burns presented a report to Council regarding the application and the planning considerations for relocating the dwelling from the proposed location as applied for to a new location to facilitate more efficient land use and future development.

Deputy Mayor Zinn asked for clarification regarding the area to be rezoned and whether the applicants own the entire lot, and that their preference is to build on the central area rather than the front of the lot.

Councillor Nelemans asked if there was a roadway to the proposed area. Chris Wattam explained that if they build where they propose, they will put a temporary lane in place for access. As the lands to the rear are MVCA regulated there may be difficulties with developing it. The lane could be relocated to a central road if the front properties were to develop.

Deputy Mayor Zinn commented that she sees why they want the dwelling where they have proposed, and it's their land so she sees no reason not to allow it.

Councillor Nelemans asked Ms. Burns what the concern was with building being where it is proposed. Ms. Burns explained that from a planning perspective it was best to look at the property as a whole and find a spot for the most efficient use for the rest of the land. Once the proposed house is built in the middle of the lot it makes it difficult to bring a road in and moving it to the front corner would be the most efficient use of the land, allowing for the most options for development in the future. She explained however that she did understand why the applicant would want the dwelling where it is proposed.

Councillor Freiburger asked if there is a buffer from the wetlands at the back of the property in which there can be no construction. Ms. Burns explained that the 120m buffer requires extra studies before development, but it's not a no-build zone. She stated that she was unsure if there was a buffer area in which construction would be prohibited.

Mayor Heffer asked Chris and Samantha Wattam to provide comments if they wished. Mr. Wattam stated that no fill can be put in the buffer area for the wetland, and the water table is very high, so without fill construction might be difficult. He explained that there will be enough room from where the shed is proposed to be that someone could build at the back of the lot if a road was extended in the future.

Mayor Heffer commented that it seemed there is no active plan for development beyond the house, and the plan drawn by the previous owner isn't binding. He suggested that if there were active plans for further development Council should be alert to that and considered it, but the applicant hasn't indicated that, and it's their property and Council should help them develop it in the best way possible for what they want.

Deputy Mayor Zinn stated that with it being their property, no plans for development, and no concerns from neighbors, they should be given the right to build where they are proposing.

Councillor Freiburger agreed that it seems sensible to support the development rather than hinder it in favor of potential future development that may not happen.

#### 6.1.8 Recommendation of the Huron County Planner

It was recommended that zoning by-law amendment application Z01-2021 be **deferred** to allow the applicant time to amend their application and for the amended application to be re-circulated to neighbours.

## 6.1.9 Close public meeting

*Motion 48-2021*

*Moved by Jamie McCallum  
Seconded by Kevin Freiburger*

*THAT the Council of the Municipality of Morris-Turnberry hereby closes the Public Meeting to consider Zoning By-Law Amendment s MTu Z01-2021 and reconvenes its regular meeting of Council.*

*Carried.*

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## 6.1.10 Consideration of Zoning By-Law Amendment MTu Z01-2021

*Motion 49-2021*

*Moved by Jamie McCallum  
Seconded by Sharen Zinn*

*THAT leave be given to introduce By-Law # 11-2021, being a by-law to amend zoning by-law 45-2014, as amended, of the Municipality of Morris-Turnberry, and that it now be read severally a first, second, and third time, and finally passed this 16<sup>th</sup> day of February 2021.*

*Carried.*

**7.0 STAFF REPORTS**

## 7.1 ANIMAL CONTROL

- 7.1.1 A report on animal control activities in 2020 provided by Animal Control Officer Bob Trick was presented by Mr. Hallam.

There were no questions or comments from Council.

## 7.2 TREASURER

- 7.2.1 A report prepared by Treasurer Sean Brophy with regard to a COVID grant for the Bluevale Community Committee was presented by Mr. Hallam.

*Motion 50-2021*

*Moved by Jim Nelemans  
Seconded by Sharen Zinn*

*THAT the Council of the Municipality of Morris-Turnberry hereby approve the allocation of \$3500 of the municipality's COVID funding as a grant to the Bluevale Community Committee to offset the reduction in 2020 Bluevale Hall Rentals.*

*Carried.*

## 7.3 CLERK

## 7.3.1 COVID-19 Update

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

There were no questions or comments from Council.

## 7.4 PUBLIC WORKS

## 7.4.1 Naming of the bridge on Abraham Line

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

There were no questions from council.

*Motion 51-2021*

*Moved by Kevin Freiburger  
Seconded by Jamie Heffer*

*THAT the Council of the Municipality of Morris-Turnberry hereby establishes the official name of the new bridge that will replace the Blind Line Bridge on Abraham Line as "Smuck Bridge".*

*Carried.*

## **8.0 BUSINESS**

### **8.1 Municipal Modernization Program Funding – Second Intake**

A report was presented by Director of Public Works Mike Alcock with regard to a second intake for the Municipal Modernization Program Funding.

Councillor Freiburger asked if through implementing the GoEvo MESH system the hope would be to save through efficiency by reducing engineering costs and saving staff time. Mr. Alcock explained that it wouldn't completely remove the need for engineers as some bridges need engineered reports, but it would allow us to have better data on the condition of roads, vehicle locations and weather conditions.

Deputy Mayor Zinn commended Mr. Alcock for putting together a very thorough report. She asked if the MESH system was larger than a municipality of our size needs, and where the funds to cover the annual operating cost will come from. Mr. Alcock explained that the annual cost would be partially offset by not needing the weather service we currently subscribe to. That would account for about half of it, and the hope is the other half would come from improved efficiency.

Councillor Nelemans commented that it may start off to be a good deal but the provider could increase the price in the future. Mr. Alcock explained that the municipality would not be bound to the system and could switch at any time.

Mr. Hallam commented that there are two issues at hand, one is the need for this software that will help us meet future asset management regulations, but the second is the need to spend the remainder of the modernization funds in order to be able to access grant funding for future projects. It may not need to be the MESH system and the Radio system as described in the report, but this will continue to be a barrier until those funds are spent.

Councillor Freiburger asked to clarify that the proposal is to upgrade to the MESH system, and by using it up the modernization funds it allows the municipality to apply for other money. Mr. Alcock confirmed that is correct.

Deputy Mayor Zinn asked if there were any other projects that the funds could be spent on. Mr. Hallam noted that there are other projects that the funds could be used for but none as high a priority as this one, and so this was brought forward to Council.

Mayor Heffer noted that he was most concerned about the \$6700.00 annual cost, and that he'd like to see more clearly where the savings to cover that will come from.

Mr. Alcock noted that there would likely be many efficiencies in daily workflows and tasks, but that it is very difficult to quantify to an accurate dollar figure.

Deputy Mayor Zinn requested that a list of other potential projects be brought forward to Council. Mr. Hallam confirmed he would bring forward a list of other projects.

Councillor Nelemans was supportive of seeing a list of other projects, and reiterated his concerns about the annual fee.

A report will be returned to Council outlining other potential projects at the next meeting.

## **9.0 COUNCIL REPORTS**

Sharen Zinn

Attended a Doctor Recruitment meeting.

Jamie McCallum

Attended a meeting of the Coalition for Huron Injury Prevention.

Jim Nelemans

Attended a meeting of the Belmore Arena Board.

Kevin Freiburger

No report.

Jamie Heffer

No report.

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

- 10.1 Budget and Work Plan 2021 – Maitland Valley Conservation Authority
- 10.2 Notice – Re-Appointment to SVCA Board of Directors – South Bruce
- 10.3 Notice – 2021 Farmland Forum – Ontario Farmland Trust
- 10.4 Notice of Public Meeting – Zoning By-Law/Official Plan Amendment – North Huron
- 10.5 Correspondence - Site Selection Process for the Nuclear Waste Management Organization Update – South Bruce
- 10.6 Committee Report - Wingham and Area Health Professionals Recruiting Committee – November 23, 2020
- 10.7 2020 Budget Update – Wingham and Area Health Professionals Recruiting Committee
- 10.8 Outstanding Action Items

## **11.0 NEW BUSINESS**

None.

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

None.

## **13.0 CLOSED SESSION**

- 13.1 Enter closed session

*Motion 52-2021*

*Moved by Jim Nelemans  
Seconded by Kevin Freiburger*

*THAT the Council of the Municipality of Morris-Turnberry enter a closed session, with the CAO/Clerk remaining in attendance at 8:34 p.m. for the purpose of discussing confidential matters pursuant to the following sections of the Municipal Act:*

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

*Carried.*

- 13.2 Return to open session

*Motion 53-2021*

*Moved by Kevin Freiburger  
Seconded by Sharen Zinn*

*THAT the Council of the Municipality of Morris-Turnberry rise from a closed session at 9:04 p.m.*

*Carried.*

- 13.3 Report and Action from Closed Session

Council discussed an issue regarding an identifiable individual and an issue regarding negotiations to be carried on by the municipality. Direction was given to staff accordingly.

**14.0 CONFIRMING BY-LAW**

*Motion 54-2021*

*Moved by Jim Nelemans  
Seconded by Kevin Freiburger*

*THAT leave be given to introduce By-Law # 12-2021, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on February 16<sup>th</sup>, 2021, and that it now be read severally a first, second, and third time, and finally passed this 16<sup>th</sup> day of February 2021.*

*Carried.*

**15.0 ADJOURNMENT**

*Motion 55-2021*

*Moved by Jamie McCallum  
Seconded by Kevin Freiburger*

*THAT the Council of the Municipality of Morris-Turnberry does now adjourn at 9:05 pm.*

*Carried.*

**NEXT MEETINGS:**

Regular Meeting of Council - Tuesday, March 2<sup>nd</sup>, 2021, 7:30 pm  
Regular Meeting of Council - Tuesday, March 16<sup>th</sup>, 2021, 7:30 pm

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Mayor, Jamie Heffer

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Clerk, Trevor Hallam