



MUNICIPALITY OF MORRIS-TURNBERRY

COUNCIL MINUTES

Tuesday, February 3, 2026, 7:30 pm

The Council of the Municipality of Morris-Turnberry met in Council Chambers in regular session on February 3, 2026, at 7:30 pm.

Council in Attendance

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

Staff in Attendance

Trevor Hallam	CAO/Clerk
Sarah Kurtz	Huron County Planner

Others in Attendance

Hazel Rae-Versteeg	Applicant, C71-2025
Nathan Versteeg	Applicant, C71-2025
Eric Versteeg	Applicant, C71-2025
Rachel Hammermueller	The Wingham Advance Times
Bob Montgomery	The Citizen

1.0 CALL TO ORDER

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

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

2.0 ADOPTION OF AGENDA

Motion 17-2026

*Moved by Jamie McCallum
Seconded by Sharen Zinn*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the agenda for the meeting of February 3, 2026, as presented.

Carried.

3.0 DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST

None.

4.0 MINUTES

Motion 18-2026

*Moved by Jodi Snell
Seconded by Kevin Freiburger*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the January 13, 2026, and January 27, 2026 Council Meeting Minutes as written.

Carried.

5.0 ACCOUNTS

Motion 19-2026

*Moved by Sharen Zinn
Seconded by Jodi Snell*

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

Carried.

6.0 PUBLIC MEETINGS AND DEPUTATIONS

6.1 CONSENT C71-2025 VERSTEEG (PINEHORSE FARMS LTD)

A report was presented by Huron County Planner Sarah Kurtz in this regard.

Mayor Heffer noted that in 2022 Council was intentional in its action to not allow ARUs in AG4 zones during an update of the zoning by-law, intending to limit the potential conflicts between residential and agricultural uses in the future. He stated that while the application was normal in most ways, the required rezoning will go against what Council had decided in 2022.

Councillor Zinn asked if the provincial policies speak to these issues. Ms. Kurtz noted that the policies state that municipalities should provide opportunities to have ARUs, either one attached or one detached, but do not go into specifics otherwise.

Councillor Snell added that she understands it goes against what was done previously, but as the the ARU is already established and everything else meets the requirements it could be considered a special circumstance.

Deputy Mayor Freiburger asked if there would be potential for more cases like this in the future. Ms. Kurtz explained that decisions on planning applications don't set precedents, but applications of this nature may become more common if the public sees they're being approved. Mayor Heffer agreed with Ms. Kurtz's explanation, based on his experience as a County Councillor.

Motion 20-2026

*Moved by Jodi Snell
Seconded by Sharen Zinn*

THAT the Council of the Municipality of Morris-Turnberry recommends to Huron County Council that proposed severance C71-2025 be approved, subject to the conditions recommended in the planner's report.

Carried.

7.0 STAFF REPORTS

7.1 DRAINAGE

7.1.1 Drainage project update

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

8.0 BUSINESS

8.1 INTERIM LEVY 2026

A report prepared in this regard by Tax Collector Kelly Tiffin was provided for the consideration of Council.

Motion 21-2026

*Moved by Kevin Freiburger
Seconded by Jamie McCallum*

THAT leave be given to introduce By-Law 5-2026, being a by-law to provide for interim tax levies for the year 2026 for the Municipality of Morris-Turnberry, and that it now be read severally a first, second, and third time, and finally passed.

Carried.

9.0 COUNCIL REPORTS

Kevin Freiburger

None.

Jamie McCallum

Councillor McCallum noted that the Belmore Arena Board meeting had been cancelled due to the weather and will be rescheduled.

Sharen Zinn

Attended a meeting of the Community Safety and Wellbeing Committee.

Jodi Snell

Attended a meeting of the Listowel Wingham Family Health Team Board.

Jamie Heffer

Attended a meeting with of the Winham Listowel Hospital Alliacne with other local Mayors.

10.0 CORRESPONDENCE, MINUTES, ITEMS FOR INFORMATION

- 10.1 Spring Tax Bill Newsletter
- 10.2 Draft Budget and Work Plan – MVCA - 2026
- 10.3 Minutes – Bluevale Community Committee – January 7, 2026
- 10.4 Minutes – SVCA Board Meeting – November 20, 2025
- 10.5 Minutes – Huron OPP Detachment Board – December 15, 2025
- 10.6 Board Meeting Highlights – AMDSB – January 27, 2026
- 10.7 Monthly Report – North Huron Fire Department – December 2025
- 10.8 Monthly Report – Belgrave Water System – December 2025
- 10.9 Inspection Report – Belgrave Water System
- 10.10 Semi-Annual Project Status Report – Headway Engineering
- 10.11 Outstanding Action Items

11.0 ITEMS FOR A FUTURE AGENDA

None.

12.0 BY-LAWS AND AGREEMENTS

12.1 AMENDEMNT TO DEEMING BY-LAW

At the November 18th meeting, Council passed by-law 54-2025, deeming lots in Junctionville to not be on a registered plan of subdivision. At the time of registration, the land registry office asked that Schedule A be removed from the by-law. By-Law 6-2026 included this correction and repealed by-law 54-2025,

Motion 22-2026

*Moved by Jamie McCallum
Seconded by Jodi Snell*

THAT leave be given to introduce By-Law 6-2026, being a by-law to deem Lots 13, 14, 17, 18 and 19 on Plan 278 Turnberry to not be on a registered plan of subdivision for the purposes of Subsection 4 of Section 50 of the Planning Act, and that it now be read severally a first, second, and third time, and finally passed.

Carried.

13.0 CLOSED SESSION

13.1 Enter closed session.

Motion 23-2026

*Moved by Kevin Freiburger
Seconded by Jamie McCallum*

THAT the Council of the Municipality of Morris-Turnberry enter a closed session at 7:48 p.m., with the CAO/Clerk remaining in attendance, for the purpose of discussing confidential matters pursuant to the following sections of the Municipal Act:

- a) Section 239 (2) (a) regarding the security of the property of the municipality;*
- b) Section 239 (2) (c) regarding a pending disposition of land by the municipality;*
- c) Section 239 (2) (e) regarding litigation or potential litigation;*

Carried.

13.2 Return to open session.

Motion 24-2026

*Moved by Sharen Zinn
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris-Turnberry rise from a closed session at 8:08 p.m.

Carried.

13.3 Report and Action from Closed Session.

Council received reports on the status of the Municipality's cyber security, and an update regarding ongoing and potential claims against the municipality. An update was received on a pending disposition of land adjacent to an ongoing development and direction was given to staff.

14.0 CONFIRMING BY-LAW

Motion 25-2026

*Moved by Kevin Freiburger
Seconded by Jamie McCallum*

THAT leave be given to introduce By-Law 7-2026, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on February 3, 2026, and that it now be read severally a first, second, and third time, and finally passed.

Carried.

15.0 ADJOURNMENT

Motion 26-2026

*Moved by Jamie McCallum
Seconded by Jodi Snell*

*THAT the Council of the Municipality of Morris-Turnberry does
now adjourn at 8:08 pm.*

Carried.

NEXT MEETINGS:

Regular Meeting of Council – Tuesday, February 17, 2026, 7:30 pm
Regular Meeting of Council – Tuesday, March 3, 2026, 7:30 pm

Mayor, Jamie Heffer

Clerk, Trevor Hallam