



MUNICIPALITY OF MORRIS-TURNBERRY

COUNCIL MINUTES

Tuesday, June 3, 2025, 7:30 pm

The Council of the Municipality of Morris-Turnberry met in Council Chambers in regular session on June 3, 2025, at 7:30 pm.

Council in Attendance

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

Staff in Attendance

Trevor Hallam	CAO/Clerk
Sarah Kurtz	Huron County Planner

Others in Attendance

Peter Wideman	Applicant, Mtu Z01-2025
Wilfred Wideman	
Matt Cardiff	Applicant, Mtu MV03-2025
Janelle Cardiff	
Jeff Cardiff	
Cathy Cardiff	
Rachel Hammermueller	The Wingham Advance Times

1.0 CALL TO ORDER

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

Mayor Heffer noted that Rachel Hammermueller would be recording the meeting for the purpose of writing articles.

2.0 ADOPTION OF AGENDA

Motion 115-2025

*Moved by Kevin Freiburger
Seconded by Sharen Zinn*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the agenda for the meeting of June 3, 2025, as circulated.

Carried.

3.0 DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST

None.

4.0 **MINUTES**

Motion 116-2025

*Moved by Jodi Snell
Seconded by Jamie McCallum*

*THAT the Council of the Municipality of Morris-Turnberry hereby
adopts the May 20, 2025, Council Meeting Minutes as written.*

Carried.

5.0 **ACCOUNTS**

Motion 117-2025

*Moved by Sharen Zinn
Seconded by Kevin Freiburger*

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

Carried.

6.0 **PUBLIC MEETINGS AND DEPUTATIONS**

6.1 ZONING BY-LAW AMENDMENT PUBLIC MEETING

Z01-2025 Zoning By-Law Amendment

Motion 118-2025

*Moved by Jamie McCallum
Seconded by Jodi Snell*

*THAT the Council of the Municipality of Morris-Turnberry hereby
Adjourns their regular meeting of Council, to be reconvened
following a Public Meeting to consider Zoning By-Law
Amendment MTu Z01-2025.*

Carried.

PUBLIC MEETING – ZONING BY-LAW AMENDMENT

6.1.1 Call to Order

Mayor Heffer called the meeting to order at 7:32 pm.

6.1.2 Declaration of Pecuniary Interest

None.

6.1.3 Requirement

This Public Meeting was held under section 34 the Planning Act, which requires that Council hold at least one public meeting and that proper notice be given.

6.1.4 MTu Z01-2025 Peter Wideman (Tervan Enterprises)

Council was provided with a report prepared by Huron County Planner, Sarah Kurtz, regarding this application to amend the Morris-Turnberry Zoning By-Law.

6.1.5 Purpose

The purpose of this zoning by-law amendment is to rezone a portion of the subject property (approximately 3 acres) from “AG1” (General Agriculture) to “AG3” (Agriculture Commercial-Industrial). This rezoning seeks to facilitate the expansion of an existing home industry use - a farm equipment repair shop - into an agricultural service establishment. The subject property is approximately 55.5 acres in size and contains a dwelling, bank barn, and welding shop.

6.1.6 Comments

1. Planner's Report

Ms. Kurtz presented a report to Council.

2. Council's Questions and/or Comments

Councillor Snell asked for clarification regarding the comments from MVCA. Ms. Kurtz explained that they provided a standard recommendation to mitigate risks to groundwater in the area, but had no concerns with the application.

3. Applicant and/or Agent Comments

None.

4. Others

None.

6.1.7 Recommendation of the Huron County Planner

It was recommended that Zoning By-law Amendment Z01-2025 be approved.

6.1.8 Close public meeting

Motion 119-2025

*Moved by Sharen Zinn
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris-Turnberry hereby closes the Public Meeting to consider Zoning By-Law Amendment MTu Z01-2025 and reconvenes its regular meeting of Council.

Carried.

6.1.9 Consideration of Zoning By-Law Amendment MTu Z01-2025

Motion 120-2025

*Moved by Jamie McCallum
Seconded by Sharen Zinn*

THAT leave be given to introduce By-Law # 28-2025, 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.

Carried.

6.1.10 Effect of Public and Agency Comments

No public comments were received on this application so there was no effect on the decision. Agency comments were received on the issue of reducing risk to groundwater but had no effect on the decision.

6.2 COMMITTEE OF ADJUSTMENT

Application MV03-2025 – Cardiff
CON 3 S PT LOT 28 (42450 CARDIFF RD)

Motion 121-2025

*Moved by Jamie McCallum
Seconded by Jodi Snell*

THAT The Council of the Municipality of Morris-Turnberry hereby adjourns their Council Meeting, to be reconvened following a meeting of the Committee of Adjustment to review application for Minor Variance MV03-2025, submitted by Matthew Cardiff.

Carried.

COMMITTEE OF ADJUSTMENT MEETING

6.2.1 Call to Order

Mayor Heffer called the meeting to order at 7:39 pm.

6.2.2 Declaration of Pecuniary Interest

None.

6.2.3 Purpose

The purpose of this application is to request relief from the Morris-Turnberry Zoning By-law to reduce the required Minimum Distance Separation (MDS) II setback to allow for the construction of a new livestock barn.

This application proposed to reduce the MDS II setback from 436m to 171m (60%), 332m (23%), and 388m (11%) to three neighbouring residences located to the west, south, and south-east.

6.2.4 Comments

1. Planner's Report

Ms. Kurtz presented a report.

2. Council's Questions and/or Comments

Councillor Zinn, asked the applicants why they were reluctant to locate the barn further back. The applicants explained that there are barriers with regard to construction costs due to the grade and elevation changes elsewhere on the property, biosecurity issues related to the stream on the property and the poultry operation to the north. They explained that the intended use is a new type of production for layers and breeders, and will be one of four facilities in Ontario providing eggs for the production of human flu vaccines.

3. Applicant and/or Agent

The applicants noted that Ms. Kurtz has been helpful through the application process and they understand the reason for her recommendation. They went on to explain reasons not yet mentioned for requesting that the barn be sited as per the application, including that they operate in conjunction with the farm across the road, keeping the barn to the front of the property is less disruptive to the workable area on the rest of the p[roperty, and servicing will be easier and less expensive. They went on to describe design features that will mitigate some of the impacts of odor on neighbouring properties, including a tunnel venting system that exhausts at the rear of the barn and farthest from the house across the road, the use of air exchangers to reduce humidity and air quality in the barn thereby reducing odor, and that the manure will be stored in an enclosed environment, further reducing odor impacts.

Jeff Cardiff father of the applicant and owner of the house across the road, noted that their family had been farming there for over a hundred years and intends to continue doing so.

Mayor Heffer asked Ms. Kurtz what would be allowable as a reduction. She explained that 15% is considered minor, but she believes that Council has approved a 35% reduction in the past.

Councilors McCallum and Zinn asked for clarification on how far the barn would have to move to meet the MDS setbacks, and if there could be a further site visit to explore the possibility of moving the barn. for sarah, how many feet back would they need to be back , showed on the map.

4. Others

None.

6.2.5 Recommendation

It was recommended that application MV03-2025 be denied.

6.2.6 Committee of Adjustment Decision

Councillor McCallum suggested that if the applicants were agreeable a deferral would be appropriate, to allow the opportunity to explore alternative locations for the barn.

Councillors Zinn, Snell and Freiburger were supportive of the proposed use and would like to see this operation in Morris-Turnberry, but agreed that a deferral would be appropriate to allow for an amended proposal. Councillor Snell raised concerns about the setting a precedent for such a large reduction in MDS II requirements.

Motion 122-2025

*Moved by Jamie McCallum
Seconded by Kevin Freiburger*

THAT The Committee of Adjustment hereby defers a decision on application MV03-2025.

Carried.

6.2.7 Close Committee of Adjustment

Motion 123-2025

*Moved by Jamie McCallum
Seconded by Kevin Freiburger*

THAT The Committee of Adjustment hereby adjourns their meeting.

Carried.

7.0 **STAFF REPORTS**

7.1 PLANNING

7.1.1 Bill 17 Proposed Changes

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

7.2 TREASURER

7.2.1 Energy Consumption and Greenhouse Gas Emission Report

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

8.0 **BUSINESS**

8.1 BLUEVALE HALL ROOF REPLACEMENT RFP

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

Motion 124-2025

*Moved by Jamie McCallum
Seconded by Sharen Zinn*

THAT the Council of the Municipality of Morris-Turnberry hereby approves the Request for Proposals for the replacement of the Bluevale Hall roof,

AND FURTHER THAT staff are directed to issue the Request for Proposals, following the endorsement of the Bluevale Community Committee, and return the results to Council for review.

Carried.

9.0 COUNCIL REPORTS

Kevin Freiburger

None.

Jamie McCallum

Councillor McCallum noted that the last Belmore Arena Board meeting conflicted with the last meeting of Council, and that an update would be provided following the next meeting.

Sharen Zinn

None.

Jodi Snell

None.

Jamie Heffer

None.

10.0 CORRESPONDENCE, MINUTES, ITEMS FOR INFORMATION

- 10.1 Board Meeting Highlights – AMDSB – May 27, 2025
- 10.2 Minutes – Belmore Arena Board – April 21, 2025
- 10.3 Minutes – Bluevale Community Committee – May 7, 2025
- 10.4 Outstanding Action Items

11.0 ITEMS FOR A FUTURE AGENDA

None.

12.0 BY-LAWS AND AGREEMENTS

None.

13.0 CLOSED SESSION

- 13.1 Enter closed session.

Motion 125-2025

*Moved by Kevin Freiburger
Seconded by Jamie McCallum*

THAT the Council of the Municipality of Morris-Turnberry enter a closed session at 8:06 p.m., with the CAO/Clerk remaining in attendance, for the purpose of discussing confidential matters pursuant to the following sections of the Municipal Act:

- a) Section 239 (2) (b) regarding personal matters about an identifiable individual;*
- b) Section 239 (2) (e) regarding potential litigation affecting the Municipality.*

Carried.

- 13.2 Return to open session.

Motion 126-2025

*Moved by Sharen Zinn
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris-Turnberry rise from a closed session at 8:32 p.m.

Carried.

13.3 Report and Action from Closed Session.

Council considered a request for a farm tax incentive rebate, and received correspondence related to an issue of potential litigation regarding the transfer of land and provided direction to staff.

Motion 127-2025

*Moved by Kevin Freiburger
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris-Turnberry hereby approves a farm tax incentive rebate in the amount of \$ 4,637.61 for 2024 for the property owned by Abram Martens at 90020 Gilmour Line.

Carried.

Motion 128-2025

*Moved by Kevin Freiburger
Seconded by Jamie McCallum*

THAT the Council of the Municipality of Morris-Turnberry hereby accepts the transfer of Parts 3 and 4 of 22r7045, and authorizes the CAO/Clerk to execute all documents required for that purpose.

Carried.

14.0 **CONFIRMING BY-LAW**

Motion 129-2025

*Moved by Jamie McCallum
Seconded by Jodi Snell*

THAT leave be given to introduce By-Law 29-2025, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on June 3, 2025, and that it now be read severally a first, second, and third time, and finally passed.

Carried.

15.0 **ADJOURNMENT**

Motion 130-2025

*Moved by Sharen Zinn
Seconded by Kevin Freiburger*

THAT the Council of the Municipality of Morris-Turnberry does now adjourn at 8:34 pm.

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NEXT MEETINGS:

Regular Meeting of Council – Tuesday, June 17, 2025, 7:30 pm
Regular Meeting of Council – Tuesday, July 8, 2025, 7:30 pm

Mayor, Jamie Heffer

Clerk, Trevor Hallam