



MUNICIPALITY OF MORRIS-TURNBERRY

COUNCIL MINUTES

Tuesday, June 16, 2026, 7:30 pm

The Council of the Municipality of Morris-Turnberry will meet in Council Chambers in regular session on June 16, 2026, at 7:30 pm.

Council in Attendance

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

Staff in Attendance

Trevor Hallam	CAO/Clerk
Mike Alcock	Director of Public Works
Kirk Livingston	Chief Building Official / Drainage Superintendent / Property Standards Officer / Zoning Administrator
Bruce Brocklebank	Property Standards / By-Law Enforcement Officer

Others in Attendance

Joseph Matthews	Appellant
Emma Matthews	Appellant Witness
Trevor Kuepfer	Project Engineer – Streamline Engineering
Trevor Peel	
Edison Peel	
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 117-2026

*Moved by Kevin Freiburger
Seconded by Jamie McCallum*

*THAT the Council of the Municipality of Morris-Turnberry hereby
adopts the agenda for the meeting of June 16, 2026, as
presented.*

Carried.

3.0 DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST

None.

4.0 **MINUTES**

Motion 118-2026

*Moved by Jodi Snell
Seconded by Jodi Snell*

*THAT the Council of the Municipality of Morris-Turnberry hereby
adopts the June 2, 2026, Council Meeting Minutes as written.*

Carried.

5.0 **ACCOUNTS**

Motion 119-2026

*Moved by Kevin Freiburger
Seconded by Jamie McCallum*

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

Carried.

6.0 **PUBLIC MEETINGS AND DEPUTATIONS**

6.1 **PROPERTY STANDARDS COMMITTEE MEETING**

Motion 120-2026

*Moved by Jodi Snell
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 Property Standards Committee.*

Carried.

PROPERTY STANDARDS COMMITTEE

6.1.1 **Call to Order**

Secretary Hallam called the meeting to order at 7:32pm and called for nominations for the position of Chair.

Motion 121-2026

*Moved by Jamie McCallum
Seconded by Kevin Freiburger*

THAT Jamie Heffer be appointed as Chair.

Carried.

6.1.2 **Declaration of Pecuniary Interest**

None

6.1.3 **Powers of the Committee and Explanation of Process**

The Secretary explained the purpose of the hearing outlined the procedure to be followed.

6.1.4 **Administration of Oaths**

The Secretary will administer oaths to the Property Standards Officer/By-law Enforcement officer, Bruce Brocklebank, the appellant, Joseph Matthews, and the witness for the appellant, Emma Matthews.

6.1.5 Hearing for 337 Turnberry Street, Matthews – Appeal of Order dated April 22, 2026

1. Property Standards Officer/By-Law Enforcement Presentation

Mr. Brocklebank recounted the timeline of the visits to the property and his previous conversations with Mr. Matthews.

2. Appellant's Presentation

Mr. Matthews explained to the committee that he felt the deadline for compliance was unrealistic, and the order was unclear as to what items were deemed to not comply. He noted as an example that wood is the primary heat source for the house on the property, and so a quantity of firewood must be stored on site for over a year before it is useable. He told the committee that efforts were being made to bring the property into compliance, and much of it has already been done. Ms. Matthews read excerpts from the previously submitted appeal letter for the benefit of the committee.

3. Questions from the Committee

Mr. Brocklebank provided confirmation following a question from Chair Heffer as to whether enforcement action was taken only after a complaint had been received.

Member Freiburger requested confirmation regarding the zoning of the property, as the written appeal submitted into evidence referred to the property as being rural. Secretary Hallam confirmed that the property is zoned Village Residential and is within the settlement area for Lowertown. Mr. Brocklebank clarified that the distinction is irrelevant, as the property standards by-law does not differentiate between rural and urban properties.

6.1.6 Deliberation and Decision

1. Deliberation

Chair Heffer suggested that based on productive interaction at the hearing, Mr. Brocklebank and Mr. Matthews should continue to work together to find a timeline for compliance that is acceptable to both.

Member Snell noted that the appellant had asked some pertinent questions seeking clarity on the wording of the order, and some clarification should be given. She stated that it seems that there had been some miscommunication, but as the parties seem to be willing to work together, allowing them to continue to do so would be the best course of action.

Member McCallum agreed that considering Mr. Matthews' progress towards compliance and the seemingly productive discussion at the hearing, the two parties should continue working together towards compliance.

2. Decision

Motion 122-2026

Moved by Jamie McCallum

Seconded by Jodi Snell

That in the matter of the appeal filed by Joseph Matthews against a Property Standards Order issued April 22, 2026, for 337 Turnberry Street, Wingham, the Property Standards Committee rules as follows:

That an extension for compliance with the Property Standards Order is granted for 60 days from the date of this hearing for all items in the Order.

Carried.

6.1.7 Close Property Standards Committee Meeting

Motion 123-2026

*Moved by Jamie McCallum
Seconded by Kevin Freiburger*

THAT The Property Standards Committee hereby adjourns their meeting.

Carried.

6.2 PUBLIC MEETINGS

6.2.1 Meeting To Consider Engineer's Report – Bolt Municipal Drain

6.2.1.1 Engineer's Report

Project Engineer Trevor Kuepfer presented the Engineer's report to Council and those in attendance.

6.2.1.2 Questions and Comments

- Landowners in attendance

Trevor Peel asked that Council provide their thoughts first, following which they'd could answer questions as the landowners.

Mayor Heffer asked Mike Alcock to share concerns on behalf of the Municipality. Mr. Alcock explained that he didn't agree with the work as proposed, citing the $\frac{3}{4}$ " drainage coefficient, there being on improvement to drainage, and the lack of value of the work to the ratepayers based on these two issues.

Mr. Kuepfer explained that the $\frac{3}{4}$ " coefficient was deemed adequate due to the tile system upstream being designed to approximately a $\frac{1}{4}$ " coefficient, and there being no historical drainage issues in that area. He clarified that the landowners were offered the option of increasing from $\frac{3}{4}$ " at the time of design, but felt it wasn't warranted. Asked the landowners if they wanted to upgrade, but landowners said they are not having drainage issues.

Eddison Peel noted that an abandonment had initially been requested, but as the municipality still needed outlet for the road the request was not accepted. Mr. Peel then put in the request for the enclosure.

- Council

Mayor Heffer thanked Mr. Kuepfer for the explanation of the reasoning behind the $\frac{3}{4}$ " drainage coefficient. He asked if there were there any comments from Huron County, and Mr. Kuepfer confirmed that they had been attendance at the on site meetings and were supportive of the proposal.

Councillor Freiburger asked if there were any alternatives for the design of the Keifer Line crossing. Mr. Kuepfer explained that there were not any alternatives due to the topography and the alignment of the existing drain.

Councillor McCallum asked if the answers given satisfied Mr. Alcock's concerns. Mr. Alcock noted that he and Mr. Kuepfer had discussed his concerns and length before the report was submitted, and the answers do not satisfy his concerns.

Council discussed various options including referring the report back to the engineer for amendments. Mr. Kuepfer noted that he did not believe that any changes would be made if that were to happen, as the disagreement over design between himself and Mr. Alcock is one of opinion, and is unlikely to be resolved with further discussion. Mr. Kuepfer also noted the approvals from the Department of Fisheries and Oceans for the work, which are time limited, and the landowners desire to have the work completed this year.

Mayor Heffer expressed concerns about potential increased costs for the work through the tendering process for such an immediate timeline for the work. Mr. Kuepfer agreed there may be savings in scheduling the work into next year, but that it is not certain.

Councillor Snell asked for clarification as to whether there would be any savings realized through the municipality doing the work within the right of way with its own resources. Mr. Alcock explained that there could be some savings, but that the tight timeline for completion may not work for the allocation of municipal resources.

6.2.1.3 Consideration of Provisional By-Law

Motion 124-2026

*Moved by Kevin Freiburger
Seconded by Jamie McCallum*

THAT leave be given to introduce By-Law # 33-2026, being a by-law to provisionally adopt the engineer's report for the Bolt Municipal Drain 2026, and that it now be read a first and second time this 16th day of June 2026.

Carried.

6.2.1.4 Date of Court of Revision and instruction to Tender.

Motion 125-2026

*Moved by Kevin Freiburger
Seconded by Jodi Snell*

THAT the Court of Revision for the Bolt Municipal Drain 2026 be set for July 7th, 2026 at 7:30 pm and the project be tendered with results to be presented on August 11th, 2026, pending no appeals.

Carried.

7.0 **STAFF REPORTS**

7.1 PUBLIC WORKS

7.1.1 Operations Update

A report prepared in this regard by Director of Public Works Mike Alcock was provided for the information of Council.

8.0 **BUSINESS**

8.1 TENDER RESULTS – MT-26-601 – PICK-UP TRUCK

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

Motion 126-2026

*Moved by Jamie McCallum
Seconded by Kevin Freiburger*

THAT the Council of the Municipality of Morris-Turnberry hereby accepts the tender of Leslie Motors Ltd. Wingham for a 2026 Ford F150 Crew Cab 4 x 4, Pick-Up as specified, in the amount of \$63,310.80 (excluding HST), and authorizes the Director of Public Works to execute the tender and all other required documents.

Carried.

8.2 Appointment to Court of Revision – Merkley Municipal Drain

The Council of the Township of Howick requested a member of Morris-Turnberry Council to sit on the Court of Revision for the Merkley Municipal Drain, to be held Tuesday July 14th at 11:00am.

Motion 127-2026

*Moved by Jodi Snell
Seconded by Kevin Freiburger*

THAT the Council of the Municipality of Morris-Turnberry hereby appoints Jamie McCallum to sit as the Municipality’s representative on the Court of Revision for the Merkley Municipal Drain.

Carried.

9.0 COUNCIL REPORTS

Kevin Freiburger

Attended a meeting of the Bluevale Community Committee.

Jamie McCallum

June 15th attended a meeting of the Belmore Arena Board.

Jodi Snell

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

Jamie Heffer

None.

10.0 CORRESPONDENCE, MINUTES, ITEMS FOR INFORMATION

- 10.1 Correspondence – Bill 119 – Ministry of Municipal Affairs and Housing
- 10.2 Monthly Report – Huron East Fire – May 2026
- 10.3 Monthly Report – Belgrave Water – May 2026
- 10.4 Board Meeting Highlights – AMDSB – June 9, 2026
- 10.5 Resolution – Policing Costs – Municipality of Red Lake
- 10.6 Outstanding Action Items

Motion 128-2026

*Moved by Jamie McCallum
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris-Turnberry hereby supports and endorses the resolution the Municipality of Red Lake calling on the Province to provide financial support to municipalities to offset increased policing costs, and review and reform its police grant programs to ensure a more equitable distribution of funding.

Carried.

11.0 ITEMS FOR A FUTURE AGENDA

None.

12.0 BY-LAWS AND AGREEMENTS

None.

13.0 CLOSED SESSION

None.

14.0 CONFIRMING BY-LAW

Motion 129-2026

*Moved by Kevin Freiburger
Seconded by Jodi Snell*

THAT leave be given to introduce By-Law 34-2026, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on June 16, 2026, and that it now be read severally a first, second, and third time, and finally passed.

Carried.

15.0 ADJOURNMENT

Motion 130-2026

*Moved by Kevin Freiburger
Seconded by Jamie McCallum*

THAT the Council of the Municipality of Morris-Turnberry does now adjourn at 8:42 pm.

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NEXT MEETINGS:

Regular Meeting of Council – Tuesday, July 7, 2026, 7:30 pm
Regular Meeting of Council – Tuesday, July 21, 2026, 7:30 pm

Mayor, Jamie Heffer

Clerk, Trevor Hallam