



MUNICIPALITY OF MORRIS-TURNBERRY

COUNCIL MINUTES

Tuesday, June 18th, 2024, 7:30 pm

The Council of the Municipality of Morris-Turnberry met in Council Chambers in regular session on the 18th day of June 2024, at 7:30 pm.

Council in Attendance

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

Staff in Attendance

Trevor Hallam	CAO/Clerk
Sean Brophy	Treasurer
Mike Alcock	Director of Public Works
Jenn Burns	Huron County Planner

Others in Attendance

Elam Martin	Applicant Z02-2024
Abram Martens	Applicant C28-2024
Julandia Taraeb	
William Bechard	Applicant MV02-2024, C22-2024
Scott Stephenson	The Citizen

1.0 CALL TO ORDER

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

Mayor Heffer noted that Scott Stephenson would be recording the meeting for the purpose of writing articles.

2.0 ADOPTION OF AGENDA

Motion 140-2024

*Moved by Sharen Zinn
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the agenda for the meeting of June 18th, 2024, as circulated.

Carried.

3.0 DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST

None.

4.0 MINUTES

Motion 141-2024

*Moved by Jodi Snell
Seconded by Jamie McCallum*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the June 4th and June 11th, 2024, Council Meeting Minutes as written.

Carried.

5.0 ACCOUNTS

Motion 142-2024

*Moved by Jamie McCallum
Seconded by Kevin Freiburger*

THAT the Council of the Municipality of Morris-Turnberry hereby approves for payment the June 18th accounts in the amount of \$ 731,981.04

Carried.

6.0 PUBLIC MEETINGS AND DEPUTATIONS

6.1 ZONING BY-LAW AMENDMENT PUBLIC MEETING

Z02-2024 Zoning By-Law Amendment

Motion 143-2024

*Moved by Sharen Zinn
Seconded by Jodi Snell*

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 Z02-2024.

Carried.

PUBLIC MEETING – ZONING BY-LAW AMENDMENT

6.1.1 Call to Order

Mayor Heffer called the public meeting to order at 7:30 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 Z02-2024 Elam and Barbara Martin

Council was provided with a report prepared by Huron County Planner, Jenn Burns, 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 amend the zoning of the subject lands from “U” (Communications & Utility) to “AG4” (Agricultural Small Holding). This rezoning recognizes that the property is no longer used for utilities & communications infrastructure and will allow for a residence and limited agricultural uses to be established. The property is 2 acres in size and is comprised of vacant farmland.

6.1.6 Comments

1. Planner's Report

Ms. Burns presented her report to Council.

2. Council's Questions and/or Comments

No questions or comments from Council.

3. Applicant and/or Agent Comments

The applicant had no comments.

4. Others

None.

6.1.7 Recommendation of the Huron County Planner

It was recommended that Zoning By-law Amendment Z02-2024 be approved. There was a consensus of Council to approve the application.

6.1.8 Close public meeting

Motion 144-2024

*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 Z02-2024 and reconvenes its regular meeting of Council.

Carried.

6.1.9 Consideration of Zoning By-Law Amendment MTu Z02-2024

Motion 145-2024

*Moved by Jamie McCallum
Seconded by Sharen Zinn*

THAT leave be given to introduce By-Law # 30-2024, 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 18th day of June 2024.

Carried.

6.1.10 Effect of Public and Agency Comments

No public or agency comments were received on this application so there was no effect on the decision.

6.2 CONSENT C22-2024 BECHARD

A report was presented by Huron County Planner Jenn Burns in this regard.

Motion 146-2024

*Moved by Sharen Zinn
Seconded by Jamie McCallum*

THAT the Council of the Municipality of Morris-Turnberry hereby recommends that severance application C22-2024 be approved subject to the conditions recommended in the Planner's report.

Carried.

6.3 COMMITTEE OF ADJUSTMENT

Application MV02-2024 - Bechard
CON C S PT LOT 6 N PT LOT 7 (90715 Belmore Line)

Motion 147-2024

*Moved by Kevin Freiburger
Seconded by Jodi Snell*

THAT The Council of the Municipality of Morris-Turnberry hereby adjourns their Council Meeting and the Committee of Adjustment hereby opens a meeting to review application for Minor Variance MV02-2024, submitted by William Bechard for Elias and Minerva Weber.

Carried.

COMMITTEE OF ADJUSTMENT MEETING

6.3.1 Call to Order

Mayor Heffer called the Committee of Adjustment meeting to order at 7:44 pm

6.3.2 Declaration of Pecuniary Interest

None.

6.3.3 Purpose

The purpose of this application is to reduce the side yard setback requirement for an existing shed for a proposed lot line adjustment (see attached consent application C22-2024).

The application proposes to reduce the interior side yard setback for an existing shed to a minimum of 2.5m.

6.3.4 Comments

1. Planner's Report

Ms. Burns noted that the details of this application were reviewed concurrently with consent application C22-2024 earlier during Council's regular meeting, and that this minor variance is a condition of that application for consent.

2. Council's Questions and/or Comments

None.

3. Applicant and/or Agent

None.

4. Others

None.

6.3.5 Recommendation

It was recommended that application MV02-2024 be approved with the following conditions:

1. The variance approval is valid for a period of 18 months from the date of Council's decision.

6.3.6 Committee of Adjustment Decision

Motion 148-2024

*Moved by Sharen Zinn
Seconded by Jamie McCallum*

THAT The Committee of Adjustment of the Municipality of Morris-Turnberry, considering the variance to be minor, to maintain the appropriate development of the lands, and to maintain the general intent of the Morris-Turnberry Zoning By-law 45-2014 and the Morris-Turnberry Official Plan, hereby approves application for minor variance MV02-2024, submitted by submitted by William Bechard for Elias and Minerva Weber, subject to the following conditions:

- 1. The variance approval is valid for a period of 18 months from the date of Council's decision.*

Carried.

6.3.7 Close Committee of Adjustment

Motion 149-2024

*Moved by Jamie McCallum
Seconded by Sharen Zinn*

THAT The Committee of Adjustment hereby adjourns their meeting.

Carried.

6.4 CONSENT C28-2024 MARTENS

A report was presented by Huron County Planner Jenn Burns in this regard.

Councillor Zinn asked why 15 years was chosen as the threshold for the age of an eligible house for a surplus farm severance. Ms. Burns noted her understanding is that it is to avoid land speculation and the construction of a house for the purchase of the creation of a lot and its sale immediately and to preserve some of the older farmhouses.

Mayor Heffer noted that the policy was introduced to prevent landowners from capitalizing on breaking up farms.

Motion 150-2024

*Moved by Sharen Zinn
Seconded by Jamie McCallum*

THAT the Council of the Municipality of Morris-Turnberry hereby recommends that severance application C28-2024 be approved subject to the conditions recommended in the Planner's report.

Carried.

7.0 STAFF REPORT

7.1 CLERK

7.1.1 Turnberry Conservation Area (Galbraith Field) Gate Repair Update

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

7.2 TREASURER

7.2.1 Energy Consumption and Greenhouse Gas Emission Report

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

7.2.2 Annual Investment Report

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

7.3 PUBLIC WORKS

7.3.1 Operations Report

A report was presented by Director of Public Works Mike Alcock to provide an update on recent Public Works operations for the information of Council.

7.3.2 Belgrave Water System Treatment Alteration

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

Councillor Zinn asked if the water would be more chlorinated or if the chlorine would be more noticeable to users. Mr. Alcock confirmed that the water distributed will not have higher levels of chlorine than are already present.

8.0 **BUSINESS**

8.1 TENDER RESULTS – PAVING

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

Motion 151-2024

*Moved by Jamie McCallum
Seconded by Sharen Zinn*

THAT the Council of the Municipality of Morris-Turnberry hereby accepts the tender of Armstrong Paving and Materials Group Ltd. for Contract MT 24-114 Hot Mix Paving for the estimated value of \$171,310.75, based on estimated quantities and excluding HST and contingency, and authorizes the Mayor and CAO / Clerk to execute the tender and all other required documents.

Carried.

Mr. Alcock added that there are other paving projects that could be done with the savings on this project as the tender price is lower than the budgeted amount. Discussion followed regarding whether additional projects could be added to the contract to apply the difference at the unit cost offered by the contractor.

Motion 152-2024

*Moved by Sharen Zinn
Seconded by Jamie McCallum*

THAT the Council of the Municipality of Morris-Turnberry hereby gives staff the ability to negotiate additional work to use the budgeted surplus in accordance with the Procurement Policy at their discretion.

Carried.

8.2 ENERGY CONSERVATION AND DEMAND MANAGEMENT PLAN UPDATE

A report was presented by Treasurer Sean Brophy in this regard.

Motion 153-2024

*Moved by Jodi Snell
Seconded by Kevin Freiburger*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the 2024 Energy Conservation and Demand Management Plan as presented.

Carried.

8.3 DEVELOPMENT AGREEMENT

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

Motion 154-2024

*Moved by Sharen Zinn
Seconded by Kevin Freiburger*

THAT leave be given to introduce By-Law 31-2024, being a by-law to authorize the Mayor and Clerk to execute and affix the Corporate Seal to a development agreement between the Municipality of Morris-Turnberry and Vendeven Holdings Inc, and that it now be read severally a first, second, and third time, and finally passed this 18th day of June 2024.

Carried.

8.4 PLANNING FEES UPDATE

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

A discussion followed regarding the implications of not amending the municipality's fees and charges by-law to be in line with the changes requested by Huron County Council, including the cost to the municipality.

Motion 155-2024

*Moved by Jamie McCallum
Seconded by Sharen Zinn*

THAT the Council of the Municipality of Morris-Turnberry hereby defers the discussion and decision on the proposed amendment to the fees and charges by-law to the next meeting of Council.

Carried.

9.0 **COUNCIL REPORTS**

Kevin Freiburger

June 17th attended a meeting of the Huron East Recreation Advisory Committee.

Jamie McCallum

June 17th attended a meeting of the Belmore Community Centre Committee.

Sharen Zinn

June 11th attended a meeting of the Community Safety and Wellbeing Advisory Committee.

Jodi Snell

Attended a meeting of the Coalition for Huron Injury Prevention.

Jamie Heffer

No report.

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

10.1 Board Meeting Highlights – AMDSB – June 11, 2024

10.2 Monthly Report – Belgrave Water – May 2024

10.3 Resolution – Township of Larder Lake – Asset Retirement Obligations

10.4 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 156-2024

*Moved by Jodi Snell
Seconded by Jamie McCallum*

THAT the Council of the Municipality of Morris-Turnberry enter a closed session at 8:54 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) (k) regarding negotiations to be carried on by the municipality.*

Carried.

13.2 Return to open session.

Motion 157-2024

*Moved by Sharen Zinn
Seconded by Kevin Freiburger*

THAT the Council of the Municipality of Morris-Turnberry rise from a closed session at 9:11 p.m.

Carried.

13.3 Report and Action from Closed Session.

Council received a report regarding the repurchase rights for a property sold by the Municipality in 2022 and provided direction to staff.

14.0 **CONFIRMING BY-LAW**

Motion 158-2024

*Moved by Jodi Snell
Seconded by Kevin Freiburger*

THAT leave be given to introduce By-Law 32-2024, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on June 18th, 2024, and that it now be read severally a first, second, and third time, and finally passed this 18th day of June 2024.

Carried.

15.0 **ADJOURNMENT**

Motion 159-2024

*Moved by Sharen Zinn
Seconded by Jamie McCallum*

THAT the Council of the Municipality of Morris-Turnberry does now adjourn at 9:12 pm.

Carried.

NEXT MEETINGS:

Regular Meeting of Council – Tuesday, July 2nd, 2024, 7:30 pm
Regular Meeting of Council – Tuesday, July 16th, 2024, 7:30 pm

Mayor, Jamie Heffer

Clerk, Trevor Hallam