



MUNICIPALITY OF MORRIS-TURNBERRY

COUNCIL MINUTES

Tuesday, July 6th 2021, 7:30 pm

The Council of the Municipality of Morris-Turnberry met electronically in regular session on the 6th day of July 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
Jenn Burns	Huron County Planner
Kim Johnston	Deputy Clerk
Kirk Livingston	Chief Building Official

Others in Attendance

Mike Wilson	Wingham Advance Times
Denny Scott	Blyth Citizen
Steve Errington	Applicant Z03-2021
Jonathan Eelman	Agent Z04-2021
Wayne Mann	Applicant Z05-2021
Mike Golley	Applicant MV03-2021

1.0 CALL TO ORDER

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

Mayor Heffer noted that Mike Wilson of the Wingham Advance Times disclosed the use of recording equipment for the purpose of writing articles to the Clerk in advance of the meeting.

2.0 ADOPTION OF AGENDA

Motion 149-2021

*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 July 6th, 2021 as circulated.

Carried.

3.0 DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST

None.

4.0 MINUTES

Motion 150-2021

*Moved by Jim Nelemans
Seconded by Jamie McCallum*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the June 15th, 2021 Council Meeting Minutes as written.

Carried.

5.0 ACCOUNTS

Motion 151-2021

*Moved by Kevin Freiburger
Seconded by Sharen Zinn*

THAT the Council of the Municipality of Morris-Turnberry hereby approves for payment the July 6th accounts in the amount of \$458,852.32.

Carried.

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

1. Application MTu Z03-2021, Nu-Wood Carpentry Ltd (Errington)
Plan 410, Park Lot 79, Lowertown
58 Mary St, Wingham
2. Application MTu Z04-2021 Willem Bakker Properties
Plan 410, Pk Lot 77, Lower Town
Patrick Street btw Mary Street & Adelaide Street, Wingham
3. Application MTu Z05-2021 Wayne Mann
Plan 410, Lot 248, 255, PT Lane, Lower Town
173 Helena Street, Wingham

Motion 152-2021

*Moved by Jim Nelemans
Seconded by Sharen Zinn*

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 Amendments MTu Z03-2021, MTu Z04-2021, and MTu Z05-2021.

Carried.

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

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

6.1.2 Declaration of Pecuniary Interest

None declared.

6.1.3 Requirement

This public meeting is being 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 Z03-2021 Nu-Wood Carpentry

County Planner, Jennifer Burns presented a report with regards to the zoning by-law amendment application submitted by Nu-Wood Carpentry Ltd.

6.1.5 Purpose

This application proposes to rezone 58 Mary Street (PL 410, Park Lot 79) in Lowertown, Wingham to allow for additional residential development. This application is a condition of a consent applications C56/20 and C57/20, the effect of which is the creation of five residential lots. This zoning by-law amendment application requires that the lots contain a maximum building footprint and building density, as per the requirements outlined in the submitted hydrogeology/nitrate study.

The conditionally approved new lots are proposed to be rezoned accordingly:

Lot 1 & Lot 2: Proposed to rezone from D (Development) to VR2-2 (Village Residential – Medium Density – Special Provisions) to allow for a triplex. The maximum total ground floor area of all buildings on each parcel zoned VR2-2 is 485 square metres.

Lot 3 & Lot 4: Proposed to rezone from D (Development) to VR1-17 (Village Residential- Low Density- Special Provisions) to allow for a single detached dwelling and accessory building. The maximum total ground floor area of all buildings on each parcel zoned VR1-17 is 298 square metres.

Lot 5: Proposed to rezone from D (Development) to VR1-18 (Village Residential- Low Density- Special Provisions) to allow for a single detached dwelling and accessory building. The maximum total ground floor area of all buildings is 187 square metres.

6.1.6 Application Process

An application was submitted by Nu-Wood Carpentry Ltd and was considered complete on June 16th, 2021.

Notice of the Public Meeting was mailed by the municipality to all property owners within 120m of the property on June 16th, 2021, and notice was posted on the subject property.

****Mayor Heffer left at 7:40pm due to Internet issues. Deputy Mayor Zinn assumed the chair.****

6.1.7 Comments

1. Council's Questions and/or Comments

Councillor Nelemans noted that it seemed like a good proposal, and it meets all the criteria.

2. Others

No comments or questions from others in attendance.

6.1.8 Recommendation of the Huron County Planner

It was recommended that zoning by-law amendment application Z03-2021 be **approved**.

6.1.9 MTu Z04-2021 Willem Bakker Properties

County Planner, Jennifer Burns presented a report with regards to the zoning by-law amendment application submitted by Willem Bakker Properties.

6.1.10 Purpose

This application proposes to rezone a vacant parcel lot on Mary St (Plan 410, Park Lot 77; Patrick St between Mary St; and Adelaide St RP 22R6316; part 5) from Development (D) to VR1 (Village Residential - Low Density) and NE2 (Natural Environment – Limited Protection Zone) in Lowertown, Wingham. This application is a condition of consent application C53-2021, the effect of which is to allow for the creation of three residential lots, each proposed to have a single-detached dwelling. The area of the subject property proposed to be rezoned to NE2 will include new plantings of trees and the naturalization of the area to provide a buffer to the adjacent wetland. The subject property is 2.2 hectares (5.4 acres) in size and is currently vacant.

6.1.11 Application Process

An application was submitted by Jonathan Eelman and was considered complete on June 16th, 2021.

Notice of the Public Meeting was mailed by the municipality to all property owners within 120m of the property on June 16th, 2021, and notice was posted on the subject property.

6.1.12 Comments

1. Council's Questions and/or Comments

Councillor Nelemans asked Ms. Burns if there was a problem with bringing in fill to the property. Ms. Burns explained a Lot grading and drainage plan will need to be established to show how much fill is required. Maitland Valley Conservation Authority will also need to be involved.

Deputy Mayor Zinn commented that the property is next to the proposal Z03-2021 and if the builder has addressed all the concerns, she was unclear as to why are the two are being treated differently. Ms. Burns explained the difference between Z03-2021 and Z04-2021 is that Z04-2021 has a provincially significant wetland located on the property. Ms. Burns explained that staff requires extra time to address neighbour concerns and confirm there is no impact on the wetlands.

Councillor Nelemans asked what the timelines would be if Council defers the application, noting that he would want to ensure minimal delays. Ms. Burns stated it would be completed as quick as possible, however all the information must be gathered and may need time to mail out notice to the neighbours if there are revisions to the proposal.

2. Others

No comments or questions from others in attendance.

In advance of the meeting, neighbours had submitted the following concerns in writing:

- Septic beds located within the flood fringe & location of the septic systems;
- Amount of fill required for the development;
- Stormwater Management;
- Impact to the wildlife, including deer and frog species on the property;
- Materials received were not accessible & unable to read.

6.1.13 Recommendation of the Huron County Planner

It was recommended that Council defer Z04-2021 to allow for more time to investigate the concerns of the neighbours. More time is also required to mail additional and updated materials to the neighbours.

6.1.14 MTu Z05-2021 Wayne Mann

County Planner, Jennifer Burns presented a report with regards to the Zoning By-Law Amendment application submitted by Wayne Mann.

6.1.15 Purpose

This application proposes to rezone 173 Helena Street, Wingham from Village Residential – Holding VR1-H to VR1(to remove the Holding designation) to allow for the construction of a personal shop.

6.1.16 Application Process

An application was submitted by Wayne Mann and was considered complete on June 16th, 2021.

Notice of the Public Meeting was mailed by the municipality to all property owners within 120m of the property on June 16th, 2021, and notice was posted on the subject property.

6.1.17 Comments

1. Council's Questions and/or Comments

Councillor Nelemans stated that the proposal seems straight forward.

Deputy Mayor Zinn stated that the proposal looks good and has no issues with the proposal.

2. Others

No comments or questions from others in attendance.

6.1.18 Recommendation of the Huron County Planner

It was recommended that zoning by-law amendment application Z05-2021 be **approved**.

6.1.19 Close public meeting

Motion 153-2021

*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 Amendments MTu Z03-2021, MTu Z04-2021, MTu Z05-2021 and reconvenes its regular meeting of Council.

Carried.

6.1.20 Consideration of Zoning By-Law Amendment MTu Z03-2021

Motion 154-2021

*Moved by Jim Nelemans
Seconded by Kevin Freiburger*

THAT leave be given to introduce By-Law # 34-2021, 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 6th day of July 2021.

Carried.

6.1.21 Consideration of Zoning By-Law Amendment MTu Z04-2021

Motion 155-2021

*Moved by Kevin Freiburger
Seconded by Jim Nelemans*

THAT the Council of the Municipality of Morris-Turnberry hereby defers consideration of Zoning By-Law Amendment MTu Z04-2021 until such time that staff are able to provide additional information to neighbours and return a report to Council with further information to address neighbours' concerns.

Carried.

6.1.22 Consideration of Zoning By-Law Amendment MTu Z05-2021

Motion 156-2021

*Moved by Jim Nelemans
Seconded by Kevin Freiburger*

THAT leave be given to introduce By-Law # 35-2021, 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 6th day of July 2021.

Carried.

6.2 COMMITTEE OF ADJUSTMENT

Application MV03-2021, Golley Minor Variance
Concession 1, Part Lot 28 RP22R3506A Part 3
67 Queen Street, Bluevale

Motion 157-2021

*Moved by Kevin Freiburger
Seconded by Jim Nelemans*

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 MV03-2021, submitted by Michael and Rebecca Golley

Carried.

COMMITTEE OF ADJUSTMENT MEETING – MINOR VARIANCE

6.2.1 Call to Order

Deputy Mayor Zinn called the committee of adjustment to order at 8:01pm.

6.2.2 Declaration of Pecuniary Interest

None declared.

6.2.3 Purpose

To allow for the construction of a larger personal shop to be used for storage. The application proposes to increase the maximum height of the shop from 4.5m to 6m.

The specific variance requested is:

1. Relief from Section 14.5.3. To increase the maximum building Height from 4.5 metres to 6 metres.

6.2.4 Application Process

An application for a Minor Variance was submitted by Michael and Rebecca Gollay and considered complete on June 23, 2021.

Notice of a Public Meeting was mailed by the municipality to all property owners within 60m of the property on June 24th, 2021 and notice was posted on the subject property.

A report was presented by Huron County Planner Jenn Burns regarding this application.

6.2.5 Comments

1. Council's Questions and/or Comments

Deputy Mayor Zinn stated it looked like a great shed, and she had no concerns.

2. Applicant and/or Agent

No additional comments.

3. Others

No additional comments

6.2.6 Recommendation

It is recommended that application MV03-2021 be approved with the following conditions:

1. The structure be located within the footprint contained on the sketch that accompanied the application;
2. The structure be constructed as per the elevation drawing submitted with the application;
3. The variance approval is valid for a period of 18 months from the date of Council's decision.

6.2.7 Committee of Adjustment Decision

Motion 158-2021

*Moved by Jim Nelemans
Seconded by Kevin Freiburger*

THAT The Committee of Adjustment of the Municipality of Morris-Turnberry, considering the variance to be minor, and 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 MV03-2021, submitted by Michael and Rebecca Golley, subject to the following conditions:

1. *The structure be located within the footprint contained on the sketch that accompanied the application;*
2. *The structure be constructed as per the elevation drawing submitted with the application;*
3. *The variance approval is valid for a period of 18 months from the date of Council's decision.*

Carried.

6.2.8 Close Committee of Adjustment

Motion 159-2021

*Moved by Kevin Freiburger
Seconded by Jamie McCallum*

THAT The Committee of Adjustment hereby adjourns their meeting and the Council of the Municipality of Morris-Turnberry hereby reconvenes their Regular Council Meeting.

Carried.

7.0 STAFF REPORTS

7.1 CLERK

7.1.1 COVID-19 Update

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

8.0 BUSINESS

8.1 Brussels Morris and Grey Community Centre Lost Revenue Compensation

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

Councillor McCallum suggested that if money is given to Brussels, Morris and Grey Community Centre maybe money could be given to the Vaccination clinic in North Huron

Councillor Nelemans stated that the Council may get a letter from Belmore Arena board requesting financial support as well.

Deputy Mayor Zinn stated that if money is given to support one centre then money should be given to all community centres that Morris-Turnberry supports.

Motion 160-2021

*Moved by Jamie McCallum
Seconded by Jim Nelemans*

THAT The Council of the Municipality of Morris-Turnberry hereby approves the use of Safe Restart Agreement funds from reserves to pay Morris-Turnberry's share of the lost revenue for the Brussels Morris and Grey Community Centre due to COVID-19 closures in 2020.

Carried.

8.2 Wingham Vaccination Clinic Update

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

Councillor McCallum suggested using the Safe Restart money to offset costs of the clinic. Mr. Hallam stated he has contacted David Clarke and North Huron's CAO Evans offering financial support for the North Huron vaccination clinic from the Municipality of Morris-Turnberry. Councillor McCallum would like to see Morris-Turnberry receive recognition for their support of the clinic.

Councillor Freiburger stated that the municipality had offered they kind of assistance it was able to, and its there when its ready to be used. He said supporting the clinics was not done for recognition, but rather for the health of the community so it shouldn't matter if the municipality gets recognition or not.

9.0 COUNCIL REPORTS

Sharen Zinn

No report.

Jamie McCallum

No report.

Jim Nelemans

Attended a Belmore Arena Board meeting by Zoom.
Attended the Ontario Municipal code of conduct meeting on behalf of Deputy Mayor Zinn who was unable to attend on June 17, 2021.

Kevin Freiburger

Attended a Brussels Morris and Grey Community Centre meeting on June 22nd, 2021, they were planning for the rib dinner to be held on July 13th, 2021. The Brussels Pool is now open for registration. The renovations at the Community Centre are hopeful to start April 2022.

Mayor Heffer returned to chair the meeting at 8:31pm

Jamie Heffer

No Report.

10.0 CORRESPONDENCE, MINUTES, ITEMS FOR INFORMATION

- 10.1 Media Release – Bike Month – Huron County
- 10.2 Correspondence – Support for Renovations - Belmore Community Centre Arena Board
- 10.3 Correspondence – School Project Garbage Can Request – Lucas and Kade
- 10.4 Correspondence – Natural Gas Expansion Program – Enbridge Gas
- 10.5 Correspondence – Support for M-84 and C-313 – Peter Julian, MP
- 10.6 Correspondence – North Huron and Area Community Committee – United Way Perth-Huron

- 10.7 Minutes – Wingham and Area Health Professionals Recruitment Committee – March 22, 2021
- 10.8 Minutes – Saugueen Valley Conservation Authority Meeting – May 20, 2021
- 10.9 Board Meeting Highlights – AMSDB – June 22, 2021
- 10.10 Resolution – Lyme Disease – City of St. Catharines
- 10.11 Outstanding Action Items

Councillor Nelemans requested discussion on item 10.2 Correspondence – Support for Renovations – Belmore Community Centre Arena Board.

Mayor Heffer stated he would like to have staff contact the Arena board and come back to Council outlining options on how to support this request.

Councillor Freiburger asked if it would be appropriate to use the safe re start agreement funds to support. Mr. Hallam stated that there are very specific criteria for the use of those funds, and he would look into options.

Motion 161-2021

*Moved by Jim Nelemans
Seconded by Sharen Zinn*

THAT The Council of the Municipality of Morris-Turnberry hereby directs staff to contact the Belmore Community Centre Board to follow up on the request for support of the renovations and bring a report back to Council.

Carried.

11.0 NEW BUSINESS

None.

12.0 BY-LAWS AND AGREEMENTS

- 12.1 Simply voting Agreement

Motion 162-2021

*Moved by Sharen Zinn
Seconded by Jamie McCallum*

THAT leave be given to introduce By-Law # 36-2021, being a by-law to adopt the Simply Voting Inc Agreement, and that it now be read severally a first, second, and third time, and finally passed this 6th day of July 2021.

Carried.

13.0 CLOSED SESSION

- 13.1 Enter closed session.

Motion 163-2021

*Moved by Sharen Zinn
Seconded by Jamie McCallum*

THAT the Council of the Municipality of Morris-Turnberry enter a closed session, with the CAO/Clerk remaining in attendance at 8:38 p.m. for the purpose of discussing confidential matters pursuant to the following sections of the Municipal Act:

1. *Section 239 (2) (b) regarding the personal matters about an identifiable individual.*
2. *Section 239 (2) (c) regarding the disposition of land by the municipality*

Carried.

13.2 Return to open session.

Motion 164-2021

*Moved by Kevin Freiburger
Seconded by Jamie McCallum*

THAT the Council of the Municipality of Morris-Turnberry rise from a closed session at 9:24 p.m.

13.3 Report and Action from Closed Session.

Council discussed two matters regarding identifiable individuals and one matter regarding the disposition of property and direction was given to staff accordingly.

14.0 **CONFIRMING BY-LAW**

Motion 165-2021

*Moved by Sharen Zinn
Seconded by Jim Nelemans*

THAT leave be given to introduce By-Law # 37-2021, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on July 6th, 2021, and that it now be read severally a first, second, and third time, and finally passed this 6th day of July 2021.

Carried.

15.0 **ADJOURNMENT**

Motion 166-2021

*Moved by
Seconded by*

THAT the Council of the Municipality of Morris-Turnberry does now adjourn at 9:25 p.m.

NEXT MEETINGS:

- Special Meeting of Council – Thursday July 8th, 2021, 7:30pm
- Regular Meeting of Council - Tuesday, July 20th, 2021, 7:30 pm
- Regular Meeting of Council - Tuesday, August 10th, 2021, 7:30 pm

Mayor, Jamie Heffer

Clerk, Trevor Hallam