



MUNICIPALITY OF MORRIS-TURNBERRY

COUNCIL MINUTES

Tuesday, July 18th, 2023, 7:30 pm

The Council of the Municipality of Morris-Turnberry met in Council Chambers in regular session on the 18th day of July 2023, 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

Others in Attendance

Suzanne Borrmann Applicant, Z04-2023
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 171-2023

*Moved by Jamie McCallum
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the agenda for the meeting of July 18th, 2023, as circulated.

Carried.

3.0 DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST

None.

4.0 MINUTES

Motion 172-2023

*Moved by Sharen Zinn
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the July 4th, 2023, Council Meeting Minutes as written.

Carried.

5.0 ACCOUNTS

Motion 173-2023

*Moved by Kevin Freiburger
Seconded by Jamie McCallum*

THAT the Council of the Municipality of Morris-Turnberry hereby approves for payment the July 18th accounts in the amount of \$361,234.18.

Carried.

6.0 PUBLIC MEETINGS AND DEPUTATIONS

6.1 ZONING BY-LAW AMENDMENT PUBLIC MEETING

Z03-2023 Van Nienhius (Eelman)
Z04-2023 Borrman

Motion 174-2023

*Moved by Sharen Zinn
Seconded by Kevin Freiburger*

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 Z03-2023 and MTu Z04-2023.

Carried.

PUBLIC MEETING – ZONING BY-LAW AMENDMENTS

6.1.1 Call to Order

Mayor Heffer called the meeting to order at 7:30

6.1.2 Declaration of Pecuniary Interest

None.

6.1.3 Requirement

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

6.1.4 Z03-2023 Van Nienhius (Eelman)

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

6.1.5 Purpose

The purpose of the proposed zoning by-law amendment is to change the zoning of the subject lands from “VR1” Village Residential – Low Density to “VR2-Special” – Village Residential – Medium Density – Special. The lands are designated "Residential" as illustrated on Schedule 'B' Land Use Plan of the Municipality of Morris-Turnberry Official Plan. The proposed zoning would implement the Official Plan intent for these lands. The rezoning to VR2-Special would facilitate the development of a single detached dwelling with an Additional Residential Unit by recognizing the existing undersized lot size.

6.1.6 Comments – Z03-2023

1. Planner’s Report

Ms. Tydd-Hrynyk presented her report.

2. Council’s Questions and/or Comments

Councillor McCallum spoke in favour of the application.
Councillor Zinn asked questions regarding the responsibility for drainage costs.

3. Applicant and/or Agent

None in attendance.

4. Others

None.

6.1.7 Recommendation of the Huron County Planner

It was recommended that Zoning By-law Amendment Z03-2023 be approved.

6.1.8 **Z04-2023 Borrmann**

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

6.1.9 Purpose

The purpose of this zoning by-law amendment is to include additional provisions to the text of the existing special zoning on the subject property. A portion of the property is currently zoned AG3-11 (Agriculture Commercial-Industrial – Special Zone) as per previous zoning bylaw amendment (86-2006) which currently permits an automotive repair establishment and to recognize the minimum front yard depth of 11.8m. The applicant is seeking to permit the construction of an Additional Residential Unit within an existing accessory structure. The area affected by this zoning by-law amendment is approximately 2.61 ac (1.06 ha).

6.1.10 Comments – Z04-2023

1. Planner's Report

Ms. Tydd-Hrynyk presented her report.

2. Council's Questions and/or Comments

None.

3. Applicant and/or Agent

None.

4. Others

None.

6.1.11 Recommendation of the Huron County Planner

It was recommended that Zoning By-law Amendment Z04-2023 be approved.

6.1.12 Close public meeting

Motion 175-2023

*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 Amendments MTu Z03-2023 and MTu Z04-2023 and reconvenes its regular meeting of Council.

Carried.

6.1.13 Consideration of Zoning By-Law Amendment MTu Z03-2023 Van Nienhius

Motion 176-2023

*Moved by Sharen Zinn
Seconded by Jamie McCallum*

THAT leave be given to introduce By-Law # 38-2023, 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 July 2023.

Carried.

6.1.14 Effect of Public and Agency Comments

Public comments were received on the issues of surface water drainage. Comments were thoroughly considered but the effect did not influence the decision of Council to approve the application. Comments were received from Morris-Turnberry Public Works on the issue of frost penetration into a municipal servicing easement due to a proposed retaining wall. The comments were thoroughly considered but the effect did not influence the decision of Council to approve the application.

6.1.15 Consideration of Zoning By-Law Amendment MTu Z04-2023 Borrmann

Motion 177-2023

*Moved by Jodi Snell
Seconded by Kevin Freiburger*

THAT leave be given to introduce By-Law # 37-2023, 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 July 2023.

Carried.

6.1.16 Effect of Public and Agency Comments

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

7.0 STAFF REPORTS**7.1 CLERK****7.1.1 Planning Activities Report – First Half of 2023**

A report prepared by Deputy Clerk Kim Johnston in this regard was provided for the information of Council.

8.0 BUSINESS**8.1 North Perth-North Huron Family Health Team Board Appointment**

A report has been prepared by CAO/Clerk Trevor Hallam in this regard.

Councillor Snell expressed an interest in sitting on the board.

Motion 178-2023

*Moved by Jamie McCallum
Seconded by Kevin Freiburger*

THAT the Council of the Municipality of Morris-Turnberry hereby appoints Councillor Jodi Snell to sit on the North Perth North Huron Family Health Team Board of Directors.

Carried.

8.2 TILE DRAIN LOAN

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

Motion 179-2023

*Moved by Kevin Freiburger
Seconded by Jodi Snell*

THAT leave be given to introduce By-Law # 39-2023, being a by-law to impose a special annual drainage rate upon land in respect of which money is borrowed under the Tile Drainage Act, and that it now be read severally a first, second, and third time, and finally passed this 18th day of July 2023.

Carried.

8.3 Bluevale Homecoming Proposal

A request for support from Jason Breckenridge, Chair of the Bluevale 170th Homecoming Committee was provided with a report from CAO/Clerk Trevor Hallam in this regard.

Councillor McCallum noted that he has been in attendance at recent Homecoming Committee meetings, and the top priorities for the committee at this point are council approval, and the grant or loan to be able to put deposits on entertainment and other bookings. He voiced his support and asked Council to consider the same.

Motion 180-2023

*Moved by Sharen Zinn
Seconded by Jamie McCallum*

THAT the Council of the Municipality of Morris-Turnberry supports the efforts of the community to plan and host the 170th Bluevale Homecoming;

AND FURTHER THAT the municipality shall provide the Committee with an interest free loan in the amount of \$10,000.00 to be repaid within 30 days of the event;

AND FURTHER THAT Council approves the donation of history books to the Committee to be sold to raise funds for the event, with 100% of the proceeds remaining with the Committee.

AND FUTHER THAT Staff are hereby directed to provide advice and support to the committee as needed.

Carried.

8.4 Repeal of BMG Financing Agreement with Huron East

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

Motion 181-2023

*Moved by Jamie McCallum
Seconded by Sharen Zinn*

THAT leave be given to introduce By-Law # 40-2023, being a by-law to repeal by-law 60-2021 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 July 2023.

Carried.

9.0 COUNCIL REPORTS

Kevin Freiburger

July 5th attended a tour of the BMG renovation, followed by a meeting of the Huron East Recreation Advisory Committee

July 5th attended a meeting of the Bluevale Community Committee.

July 12th attended a meeting regarding the Cross Border Servicing Agreement with Mayor Heffer, Mr. Hallam, Mr. Evans, Reeve Heffer and Deputy Reeve Falconer.

Jamie McCallum

July 17th attended a meeting of the Belmore Community Centre Board.

Sharen Zinn

None

Jodi Snell

None.

Jamie Heffer

July 12th attended a meeting regarding the Cross Border Servicing Agreement with Deputy Mayor Freiburger, Mr. Hallam, Mr. Evans, Reeve Heffer and Deputy Reeve Falconer.

10.0 CORRESPONDENCE, MINUTES, ITEMS FOR INFORMATION

- 10.1 Correspondence – Land Use in Prime Agricultural Areas - OMAFRA
- 10.2 Minutes – Listowel and Wingham Health Alliance Board – June 2023
- 10.3 Report – Huron Perth Public Health – Non-COVID Programs and Services
- 10.4 Report – Belgrave Water June 2023
- 10.5 Resolution – Town of Petrolia – Child Care Space Increase
- 10.6 Invitation – Huron County Food Bank Distribution Centre Gala

11.0 NEW BUSINESS

None.

12.0 BY-LAWS AND AGREEMENTS

None.

13.0 CLOSED SESSION

- 13.1 Enter closed session.

Motion 182-2023

*Moved by Jamie McCallum
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris-Turnberry enter a closed session at 8:05 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:

- 1. *Section 239 (2) (k) regarding negotiations to be carried on by the municipality.*

Carried.

- 13.2 Return to open session.

Motion 183-2023

*Moved by Jamie McCallum
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris-Turnberry rise from a closed session at 9:03 p.m.

Carried.

13.3 Report and Action from Closed Session.

Council discussed cross border servicing agreement negotiations.

14.0 **CONFIRMING BY-LAW**

Motion 184-2023

Moved by Sharen Zinn

Seconded by Kevin Freiburger

THAT leave be given to introduce By-Law 41-2023, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on July 18th, 2023, and that it now be read severally a first, second, and third time, and finally passed this 18th day of July 2023.

Carried.

15.0 **ADJOURNMENT**

Motion 185-2023

Moved by Sharen Zinn

Seconded by Jodi Snell

THAT the Council of the Municipality of Morris-Turnberry does now adjourn at 9:04 pm.

Carried.

NEXT MEETINGS:

Regular Meeting of Council – Tuesday, August 8th, 2023, 7:30 pm

Regular Meeting of Council – Tuesday, September 5th, 2023, 7:30 pm

Mayor, Jamie Heffer

Clerk, Trevor Hallam