



MUNICIPALITY OF MORRIS-TURNBERRY

COUNCIL MINUTES

Tuesday, July 21, 2026, 7:30 pm

The Council of the Municipality of Morris-Turnberry met in Council Chambers in regular session on July 21, 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
Victor Kloeze	Planner, County of Huron
Malcolm Fletcher	Student Planner, County of Huron

Others in Attendance

Liz Rylaarsdam	Applicant – C34-2026
Pam Proper	Applicant – C42-2026/Z04-2026
Randy Albrecht	Applicant – Z05-2026
Michael Myers	Applicant – MTu MV01-2025
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 141-2026

*Moved by Kevin Freiburger
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the agenda for the meeting of July 21, 2026, as presented.

Carried.

3.0 DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST

None.

4.0 **MINUTES**

Motion 142-2026

*Moved by Jamie McCallum
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the July 7, 2026, Council Meeting Minutes as written.

Carried.

5.0 **ACCOUNTS**

Motion 143-2026

*Moved by Jodi Snell
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 APPLICATION FOR CONSENT C34-2026 RYLAARSDAM

A report was presented by Huron County Planner Victor Kloeze in this regard.

Ms. Rylaarsdam spoke in support of the application as originally applied for. She explained that the larger area had been requested to allow for a potential future shop, as well as an animal shelter, and facilities for small scale livestock and agriculture for personal use. She noted that the land proposed to be added to the parcel is not currently worked due to its poor quality and is only used as pastureland.

Council Snell asked for clarification as to how it is determined that this is prime agricultural land. Mr. Kloeze explained that the Canada Land Inventory determines what is classified as prime agricultural land.

Freiburger spoke in support of the smaller lot addition as proposed by the planning department.

Ms. Rylaarsdam noted the presence of a municipal drain in the area recommended by the planning report. Following some discussion and a brief review of past drain reports available, it was determined that the location of the drain could be addressed if a building permit is applied for at a later date.

Motion 144-2026

*Moved by Kevin Freiburger
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris-Turnberry recommends to Huron County Council that proposed severance C34-2026 be approved, subject to the conditions outlined in the planner's report.

Carried.

6.2 APPLICATION FOR CONSENT C42-2026 PROPER

A report was presented by Huron County Student Planner Malcolm Fletcher in this regard.

Motion 145-2026

Moved by Jamie McCallum
Seconded by Jodi Snell

THAT the Council of the Municipality of Morris-Turnberry recommends to Huron County Council that proposed severance C42-2026 be approved, subject to the conditions outlined in the planner’s report.

Carried.

6.3 ZONING BY-LAW AMENDMENT PUBLIC MEETING

Motion 146-2026

Moved by Jodi Snell
Seconded by Jamie McCallum

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 Z04-2026 and MTu Z05-2026.

Carried.

PUBLIC MEETING – ZONING BY-LAW AMENDMENT

6.3.1 Call to Order

Mayor Heffer called the meeting to order at 7:51 pm.

6.3.2 Declaration of Pecuniary Interest

None.

APPLICATION MTu Z04-2026 PROPER

6.3.3 Purpose

The purpose of this zoning by-law amendment (File No. Z04-2026) was to amend the zoning on a portion of the lands at Part Lot 1 Concession 9 (42504 Howick-Turnberry Road) as shown in the attached schedules from the existing AG1 (General Agriculture) zone to AG3 (Agricultural Commercial-Industrial) and a portion from AG1 to the AG2-1 (Restricted Agriculture – Retained Parcel from a Surplus Farm Residence Severance) zone. The intention was to rezone a proposed severed parcel from a related consent application (C42-2026) to allow for the continued operation of an agriculturally focused trucking business and the rental of the existing grain bins; with the continued use of the existing residence as an accessory residence. The retained farmland will be rezoned to prohibit the construction of a new residence after the severance consent occurs.

6.3.4 Comments

1. Planner’s Report
Mr. Fletcher presented the planning report to Council.
2. Applicant and/or Agent Comments
No comments.
3. Others
None.
4. Council’s Questions and/or Comments
None.

6.3.5 Recommendation of the Huron County Planner

It was recommended that Zoning By-law Amendment Z04-2026 be approved.

APPLICATION MTu Z05-2026 ALBRECHT

6.3.6 Purpose

The purpose of the proposed temporary use zoning by-law amendment was to permit a temporary residential dwelling (a “garden suite”) for a period of up to 20 years, with a reduced Minimum Distance Separation (MDS) setback of 415 metres (1362 feet) to a neighbouring pig barn. The garden suite was proposed to provide temporary housing, most likely in a mobile home, to be occupied by the owner’s parents.

6.3.7 Comments

1. Planner’s Report

Mr. Kloeze presented the planning report to Council.

2. Applicant and/or Agent Comments

No comments.

3. Others

None.

4. Council’s Questions and/or Comments

None.

6.3.8 Recommendation of the Huron County Planner

It was recommended that Zoning By-law Amendment Z05-2026 be approved.

6.3.9 Close public meeting

Motion 147-2026

*Moved by Jamie McCallum
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 Z04-2026, and MTu Z05-2026, and reconvenes its regular meeting of Council.

Carried.

6.3.10 Consideration of Zoning By-Law Amendment MTu Z04-2026 Proper

Motion 148-2026

*Moved by Kevin Freiburger
Seconded by Jamie McCallum*

THAT leave be given to introduce By-Law 36-2026, 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.

6.3.11 Effect of Public and Agency Comments

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

6.3.12 Consideration of Zoning By-Law Amendment MTu Z05-2026 Albrecht

Motion under Section 34(17) of the Planning Act

Motion 149-2026

*Moved by Jodi Snell
Seconded by Jamie McCallum*

WHEREAS Council of the Corporation of the Municipality of Morris-Turnberry has held a Public Meeting pursuant to Section 34(12) of the Planning Act, RSO 1990 with respect to a proposed zoning by-law affecting Part South Part Lot 5 AS RP 22R4642 Part 1 Concession 4 in the Municipality of Morris-Turnberry (zoning by-law amendment application Z05-2026);

AND WHEREAS certain changes have been made to the proposed by-law after the holding of the public meeting;

NOW, THEREFORE, the Council of the Corporation of the Municipality of Morris-Turnberry hereby resolves that, pursuant to Section 34(17) of the Planning Act, RSO 1990, no further notice is to be given in respect of the proposed by-law.

Carried.

Consideration of amending by-law

Motion 150-2026

*Moved by Jamie McCallum
Seconded by Jodi Snell*

THAT leave be given to introduce By-Law 37-2026, 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.

6.3.13 Effect of Public and Agency Comments

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

6.4 COMMITTEE OF ADJUSTMENT

Motion 151-2026

*Moved by Jodi Snell
Seconded by Jamie McCallum*

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.

Carried.

COMMITTEE OF ADJUSTMENT MEETING

6.4.1 Call to Order

Mayor Heffer called the meeting to order at 8:00pm.

6.4.2 Declaration of Pecuniary Interest

None.

Minor Variance Application MV01-2026 Myers

6.4.3 Purpose

This application proposed to recognize an under-construction lean-to addition to an existing shop. The addition to the shop exceeds the permitted maximum accessory building lot coverage of 10% and therefore this application requested recognition of an existing accessory building lot coverage of 12%.

6.4.4 Comments

1. Planner's Report

Mr. Fletcher presented the planning report to Council. Mr. Kloeze noted that after the report was finalized further comments were received regarding the entrances on the property not being in compliance with the entrance by-law. Morris-Turnberry staff would have requested a third condition be added to the variance that the entrance be addressed to the satisfaction of staff.

2. Applicant and/or Agent Comments

Mr. Myers explained that the entrance at the east end of the property was also serving the neighbouring property. He asked for clarification on what was required. Mr. Hallam explained that due to the historical presence of two entrances on the property, it was reasonable to continue to allow two, however the eastern entrance must be reduced in width. Mr. Hallam noted that staff would be in contact with the applicant to clarify what will be required following the meeting.

3. Others

None.

4. Council's Questions and/or Comments

None.

6.4.5 Recommendation

It is recommended that application MV01-2026 be approved.

6.4.6 Committee of Adjustment Decision

Motion 152-2026

Moved by Jamie McCallum

Seconded by Kevin Freiburger

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 MV01-2026, submitted by William Myers, subject to the following conditions:

- 1. The structure be located within the footprint contained on the sketch that accompanied the application;*
- 2. That the entrance to the property be addressed to the satisfaction of the Municipality.*
- 3. The variance approval is valid for a period of 18 months from the date of Council's decision.*

Carried.

6.4.7 Close Committee of Adjustment

Motion 153-2026

*Moved by Kevin Freiburger
Seconded by Jamie McCallum*

THAT The Committee of Adjustment hereby adjourns their meeting.

Carried.

7.0 **STAFF REPORTS**

7.1 BY- LAW ENFORCEMENT

7.1.1 By-Law Enforcement Activities – April, May, and June, 2026

A report prepared by CBO/By-Law Enforcement Officer Kirk Livingston regarding by-law enforcement activities for April, May, and June was provided for the information of Council.

7.2 BUILDING

7.2.1 Building Department Activities – April, May, and June, 2026

A report prepared by CBO/By-Law Enforcement Officer Kirk Livingston regarding building department activities for April, May, and June was provided for the information of Council.

8.0 **BUSINESS**

8.1 Belgrave Water Financial Plan

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

Motion 154-2026

*Moved by Kevin Freiburger
Seconded by Jodi Snell*

That the Council of the Municipality of Morris-Turnberry hereby approves and adopts Financial Plan No. 247-301 for the Belgrave Water System, dated July 21st, 2026, as presented.

Carried.

8.2 BUDGET MATTERS – EXPENSES

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

Motion 155-2026

*Moved by Kevin Freiburger
Seconded by Jamie McCallum*

THAT the Council of the Municipality of Morris-Turnberry hereby accepts the report on O. Reg. 284/09 Budget Matters-Expenses for the 2026 budget.

Carried.

8.3 ICI CURBSIDE RECYCLING PRICE INCREASE

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

Motion 156-2026

*Moved by Jamie McCallum
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris-Turnberry hereby directs staff to proceed with the implementation of an ICI user fee of \$160.00 per bin effective January 1, 2027.

Carried.

8.4 GALBRAITH MEMORIAL GATES AD HOC COMMITTEE

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

Councillor Snell asked for clarification regarding the selection process for members. Mr. Hallam explained that Council will see all applications, but recommendations will be made based on relevant experience and interest.

There was a consensus of Council that the Committee positions should be on a voluntary basis, and that returning recommended appointments to the August 11th meeting would be most appropriate.

Motion 157-2026

*Moved by Kevin Freiburger
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris-Turnberry hereby establishes the Galbraith Field Memorial Gates Advisory Committee;

AND FURTHER THAT Council adopts the Terms of Reference for the Committee as presented;

AND FURTHER THAT staff are directed to advertise for expressions of interest from members of the public and report back to Council with recommendations for appointments.

Carried.

8.5 CLEAN WATER ACT RISK MANAGEMENT OFFICIAL SERVICING AGREEMENT

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

Motion 158-2026

*Moved by Jamie McCallum
Seconded by Kevin Freiburger*

THAT the Council of the Municipality of Morris-Turnberry hereby accepts the proposal of the Ausable Bayfield Conservation Authority for the provision of risk management services for the years 2027 through 2029 and directs staff to return a by-law to authorize the execution of the draft delegation agreement as presented.

Carried.

9.0 **COUNCIL REPORTS**

Kevin Freiburger

None.

Jamie McCallum

July 20th attended a meeting of the Belmore Arena Board.

Jodi Snell

None.

Jamie Heffer

None.

10.0 CORRESPONDENCE, MINUTES, ITEMS FOR INFORMATION

- 10.1 Correspondence – Notice to Maitland Links, Trillium Fund Decision and Lease Termination
- 10.2 Correspondence – Request for Letter of Support – Disneys of Huron Project
- 10.3 Correspondence – Summer Company Briefing Note – Huron County Economic Development
- 10.4 Correspondence – Conservation Authority Budget and Apportionment Matters – Minister of the Environment Conservation and Parks
- 10.5 Correspondence – Maitland Granite OTF Grant Application
- 10.6 Monthly Report – Belgrave Water – June 2026
- 10.7 Monthly Report – North Huron Fire – June 2026
- 10.8 Monthly Report – Huron East Huron Fire – June 2026
- 10.9 Minutes – Bluevale Community Committee – June 30, 2026
- 10.10 Minutes – MVCA Board – May 20, 2026
- 10.11 Resolution – Support for Conservation Authority Resolution – Township of Stone Mills
- 10.12 Resolution – OLT Deference to Municipal Planning Decisions – Town of Whitby
- 10.13 Resolution – Tick Borne Diseases – Town of Caledon
- 10.14 Resolution – Property Assessment Cycle – Western Ontario Wardens' Caucus
- 10.15 Fall Tax Mailing Newsletter Draft
- 10.16 Outstanding Action Items

Motion 159-2026

*Moved by Jamie McCallum
Seconded by Kevin Freiburger*

THAT the Council of the Municipality of Morris-Turnberry directs staff to issue a letter of support as requested by the Disneys of Huron Project.

Carried.

Councillor Snell noted that it was unfortunate that the Ontario Trillium Fund application was unsuccessful.

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 160-2026

*Moved by Jamie McCallum
Seconded by Jodi Snell*

THAT leave be given to introduce By-Law 38-2026, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on July 21, 2026, and that it now be read severally a first, second, and third time, and finally passed.

Carried.

15.0 ADJOURNMENT

Motion 161-2026

*Moved by Kevin Freiburger
Seconded by Jamie McCallum*

*THAT the Council of the Municipality of Morris-Turnberry does
now adjourn at 8:27pm.*

Carried.

NEXT MEETINGS:

Regular Meeting of Council – Tuesday, August 11, 2026, 7:30 pm
Regular Meeting of Council – Tuesday, September 1, 2026, 7:30 pm

Mayor, Jamie Heffer

Clerk, Trevor Hallam