



## MUNICIPALITY OF MORRIS-TURNBERRY

### COUNCIL MINUTES

Tuesday, November 1<sup>st</sup>, 2022, 7:30 pm

The Council of the Municipality of Morris-Turnberry met in Council Chambers in regular session on the 1<sup>st</sup> day of November 2022, at 7:30 pm.

#### **Council in Attendance**

Mayor Jamie Heffer  
Deputy Mayor Sharen Zinn  
Kevin Freiburger  
Jamie McCallum

#### **Staff in Attendance**

Trevor Hallam	CAO/Clerk
Kirk Livingston	CBO/Drainage Superintendent/By-law and Property Standards Enforcement Officer
Kim Johnston	Deputy Clerk
Meghan Tydd-Hrynyk	Planner, Huron County
Denise Van Amersfoort	Planning Manager, Huron County

#### **Others in Attendance**

Ken Higgins	
Les Tervit	
Elam Martin	
Jeff Kirr	
Ken Higgins	
Jodi Snell	Councillor Elect
Mike Wilson	Wingham Advanced Times
Denny Scott	The Blyth Citizen

#### **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 244-2022*

*Moved by Sharen Zinn  
Seconded by Jamie McCallum*

*THAT the Council of the Municipality of Morris-Turnberry hereby adopts the agenda for the meeting of November 1<sup>st</sup>, 2022, as amended.*

Carried.

#### **3.0 DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST**

None.

**4.0 MINUTES**

*Motion 245-2022*

*Moved by Kevin Freiburger  
Seconded by Sharen Zinn*

*THAT the Council of the Municipality of Morris-Turnberry hereby adopts the October 18<sup>th</sup>, 2022, Council Meeting Minutes as written.*

*Carried.*

**5.0 ACCOUNTS**

*Motion 246-2022*

*Moved by Sharen Zinn  
Seconded by Jamie McCallum*

*THAT the Council of the Municipality of Morris-Turnberry hereby approves for payment the November 1<sup>st</sup> accounts in the amount of \$374,753.90.*

*Carried.*

**6.0 PUBLIC MEETINGS AND DEPUTATIONS**

**6.1 ZONING BY-LAW AMENDMENT PUBLIC MEETING**

Z04-2022 General Update to Morris-Turnberry Official Plan & Zoning By-Law

*Motion 247-2022*

*Moved by Kevin Freiburger  
Seconded by Jamie McCallum*

*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 Z04-2022 and Official Plan Amendment No. 11.*

*Carried.*

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**PUBLIC MEETING – ZONING BY-LAW AMENDMENT**

**6.1.1 Call to Order**

Mayor Heffer called the Public Meeting to order at 7:32 p.m.

**6.1.2 Declaration of Pecuniary Interest**

None.

**6.1.3 Requirement**

This Public Meeting is being held under sections 17 and 34 the Planning Act, which requires that Council hold at least one public meeting and that proper notice be given.

**6.1.4 General Update**

Council was provided with a report prepared by Huron County Planner, Meghan Tydd-Hrynyk, and Manager of Planning Denise Van Amersfoort regarding the general update to the Morris-Turnberry Official Plan & Zoning By-Law.

### 6.1.5 Purpose

The purpose of the General Update Amendment is to update several policies and provisions in the Official Plan and Zoning Bylaw. The Morris-Turnberry Official Plan was last reviewed in 2017 and since that time, the County of Huron Official Plan and Provincial Policy Statement have been updated (in 2021 and 2020, respectively). The purpose of the General Update Amendment is primarily to include direction in the Official Plan and Zoning By-law to introduce provisions for additional residential units in agricultural settings and to clarify development standards within village settings.

### 6.1.6 Comments – Official Plan and Zoning By-Law Amendment

#### 1. Planner's Report

Ms. Van Amersfoort and Ms. Tydd-Hrynyk presented their report and reviewed the effects of the proposed changes to both the Official Plan (OP) and Zoning By-law (ZB) to Council.

#### 2. Council's Questions and/or Comments

Discussion followed with Council raising questions and concerns regarding the following:

- The process moving forward following this meeting;
- A further explanation of the proposed increase to minimum lot sizes;
- On agricultural parcels, would additional units require additional septic systems and wells, and need to be supported by hydrogeological studies?
- Concerns regarding allowing additional residential units on AG4 parcels due to potential planning issues in the future.

Ms. Van Amersfoort and Staff provided answers to the questions of Council.

- Following the meeting, staff will look to incorporate the feedback of Council and the public and those changes can be returned to a future meeting of Council. Following the passing of the Zoning By-law and Official Plan amendments, there would be a 20 day appeal period before they are in effect. If passed, the Official Plan would not require County Council approval, and could be signed off on by the Director of Planning.
- Minimum lot sizes are recommended to be increased to reflect the average lot sizes that have been shown to be supportable through recent hydrogeological studies submitted by applicants. The minimum could be adjusted if a large scale hydrogeological study is done by the Municipality to remove the need for individual applicants to undertake them as part of an application, or if municipal services are extended.
- Servicing for increased density in agricultural areas should not require additional septic systems or wells if the design of the existing system has the capacity for the increased flows. There will be no requirement for separate systems or for a hydrogeological study due to the land area typically available.

Staff were asked for input. Mr. Livingston raised concerns regarding the removal of semi-detached and duplex dwellings from the VR1 zone. Mr. Hallam explained on the reasoning increasing minimum lot sizes until such time that more information of soil conditions in Lowertown and cumulative impacts are known.

#### 3. Others

Elam Martin spoke on behalf of the Mennonite community. He spoke to the increased housing needs of his community due to the cost of farmland and was supportive of the changes proposed. He noted that his community would prefer lot creation as a solution, but the limitations facing this approach are understood. He asked if the concerns regarding additional residential units on AG4 parcels were focused on their presence in a detached building rather than within the main structure. He noted that it would be helpful to his community if an additional residential unit could be allowed within the main dwelling.

### 6.1.7 Recommendation of the Huron County Planner

It is recommended that Official Plan Amendment No. 11 be adopted and forwarded to the County of Huron for approval and the associated Zoning By-law Amendment Z04-2022 be approved.

## 6.1.8 Close public meeting

*Motion 248-2022*

*Moved by Jamie McCallum  
Seconded by Sharen Zinn*

*THAT the Council of the Municipality of Morris-Turnberry hereby closes the Public Meeting to consider Zoning By-Law Amendment MTu Z04-2022 and Official Plan Amendment No. 11 and reconvenes its regular meeting of Council.*

*Carried.*

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*Motion 249-2022*

*Moved by Sharen Zinn  
Seconded by Jamie McCallum*

*That consideration of consider Zoning By-Law Amendment MTu Z04-2022 and Official Plan Amendment No. 11 be deferred to the next regular meeting of Council for further discussion.*

*Carried.*

## **7.0 STAFF REPORTS**

### 7.1 CLERK

#### 7.1.1 Municipal Election Results

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

#### 7.1.2 Planning Activities Report – Third Quarter

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

### 7.2 TREASURER

#### 7.2.1 Overall Financial Report - Third Quarter

A report prepared by Treasurer Sean Brophy including an update regarding the municipality's year to date expenditures compared to budgeted amounts, and a final accounting of the Belgrave development project was provided for the information of Council

## **8.0 BUSINESS**

### 8.1 REQUEST FOR RECOUNT – MUNICIPAL ELECTION 2022

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

*Motion 250-2022*

*Moved by Sharen Zinn  
Seconded by Kevin Freiburger*

*THAT the Council of the Municipality of Morris-Turnberry approves the request from Christopher R. Michie to hold a recount of the ballots from the 2022 Municipal election held on Monday October 24, 2022;*

*AND FURTHER THAT the recount be held on Wednesday November 9th, 2022 at 12 noon, pursuant to Section 57 of the Municipal Elections Act,*

*Carried.*

## 9.0 **COUNCIL REPORTS**

Sharen Zinn

None.

Jamie McCallum

None.

Kevin Freiburger

October 19<sup>th</sup> attended a meeting of the Maitland Valley Conservation Authority Board. The board discussed the possibility of multi-year budgets and levies, among other issues.

Jamie Heffer

None.

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

- 10.1 Media Release – Huron County – Emergency Shelter
- 10.2 Correspondence – Minister of Municipal Affairs and Housing – More Homes Built Faster Plan
- 10.3 Correspondence – Huron County Plowmen’s Association
- 10.4 Correspondence – Enbridge Gas – Natural Gas Rate Increase
- 10.5 Board Meeting Highlights – AMDSB – October 25, 2022
- 10.6 Minutes – SVCA – September 15, 2022
- 10.7 Resolution Support – Huron East – Electoral District Redistribution
- 10.8 Outstanding Action Items

Councillor McCallum noted that he did not agree with the increase in the Natural Gas rate described in item 10.4.

## 11.0 **NEW BUSINESS**

None.

## 12.0 **BY-LAWS AND AGREEMENTS**

### 12.1 COUNCIL REMUNERATION 2023

At the October 18<sup>th</sup> meeting of Council, staff were given direction to return a by-law to establish remuneration rates for Council and Boards for 2023. By-Law 46-2022 was presented for consideration.

*Motion 251-2022*

*Moved by Sharen Zinn  
Seconded by Kevin Freiburger*

*THAT leave be given to introduce By-Law # 46-2022, being a by-law to establish the remuneration rates for the year 2023 for members of Council and Local Boards for the Municipality of Morris-Turnberry, and that it now be read severally a first, second, and third time, and finally passed this 1<sup>st</sup> day of November 2022.*

Carried.

### 12.2 EMPLOYEE PAY GRID 2023

At the October 18<sup>th</sup> meeting of Council, staff were given direction to return a by-law to establish the employee pay grid for 2023. By-Law 47-2022 was presented for consideration.

Councillor Freiburger requested that consideration of the by-law be deferred to allow for more information to be gathered and further discussion take place regarding the cost of living adjustment. Deputy Mayor Zinn agreed that further discussion was warranted.

*Motion 252-2022*

*Moved by Kevin Freiburger  
Seconded by Sharen Zinn*

*THAT the Council of the Municipality of Morris-Turnberry hereby directs staff to return a report to the next regular meeting of Council outlining options for potential cost of living adjustments to the staff pay grid, and the implications of each option on the personnel policy.*

Carried.

### 12.3 SUBDIVISION AGREEMENT

At the October 18<sup>th</sup> meeting of Council, staff were given direction to return a by-law to authorize a subdivision agreement between the Municipality and Rural Management Inc. By-Law 50-2022 was presented for consideration.

*Motion 253-2022*

*Moved by Jamie McCallum  
Seconded by Sharen Zinn*

*THAT leave be given to introduce By-Law # 50-2022, being a by-law to authorize the execution of a subdivision agreement between the Municipality and Rural Management Inc., and that it now be read severally a first, second, and third time, and finally passed this 1<sup>st</sup> day of November 2022.*

Carried.

Mayor Heffer addressed Council and those in attendance. He thanked Council and staff for their commitment, professionalism and support over the last 4 years.

### 13.0 **CLOSED SESSION**

#### 13.1 Enter closed session

*Motion 254-2022*

*Moved by Kevin Freiburger  
Seconded by Sharen Zinn*

*THAT the Council of the Municipality of Morris-Turnberry enter a closed session at 8:49 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 255-2022*

*Moved by Kevin Freiburger  
Seconded by Jamie McCallum*

*THAT the Council of the Municipality of Morris-Turnberry rise from a closed session at 9:18 p.m.*

Carried.

#### 13.3 Report and Action from Closed Session.

Council discussed the status of a cross border servicing agreement with a neighbouring municipality.

**14.0 CONFIRMING BY-LAW**

*Motion 256-2022*

*Moved by Sharen Zinn  
Seconded by Jamie McCallum*

*THAT leave be given to introduce By-Law # 51-2022, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on November 1<sup>st</sup>, 2022, and that it now be read severally a first, second, and third time, and finally passed this 1<sup>st</sup> day of November 2022.*

Carried.

**15.0 ADJOURNMENT**

*Motion 257-2022*

*Moved by Kevin Freiburger  
Seconded by Jamie McCallum*

*THAT the Council of the Municipality of Morris-Turnberry does now adjourn at 9:20 pm.*

Carried.

**NEXT MEETINGS:**

Inaugural Meeting of Council – Tuesday, November 15<sup>th</sup>, 2022, **10:00 am**  
Regular Meeting of Council – Tuesday, December 6<sup>th</sup>, 2022, 7:30 pm

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Mayor, Jamie Heffer

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Clerk, Trevor Hallam