



MUNICIPALITY OF MORRIS-TURNBERRY

COUNCIL MINUTES – SPECIAL MEETING

Wednesday, November 10th, 2021, 9:00 am

The Council of the Municipality of Morris-Turnberry held a special meeting at the Bluevale Community Hall on the 10th day of November 2021, at 9:00 am for the purpose of discussing strategic priorities for the final year of the 2018-2022 Council term.

Council in Attendance

Mayor Jamie Heffer
Deputy Mayor Sharen Zinn
Jamie McCallum
Jim Nelemans
Kevin Freiburger

Staff in Attendance

Trevor Hallam	CAO/Clerk
Mike Alcock	Director of Public Works
Sean Brophy	Treasurer
Denise Van Amersfoort	Planning Manager, Huron County
Jenn Burns	Planner, Huron County
Kirk Livingston	CBO/Drainage Superintendent/By-law and Property Standards Enforcement Officer

Others in Attendance

Bruce Potter	Senior Engineer, B.M. Ross and Associates
Andrew Garland	Water & Wastewater Group Leader, B.M. Ross and Associates
Denny Scott	Blyth Citizen
Elam Martin	(arrived at 10:30)

1.0 CALL TO ORDER

Mayor Heffer called the meeting to order at 9:00 a.m.

2.0 ADOPTION OF AGENDA

Motion 254-2021

*Moved by Jamie McCallum
Seconded by Sharen Zinn*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the agenda for the meeting of November 10th, 2021, as circulated.

Carried.

3.0 DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST

None.

4.0 CLOSED SESSION

4.1 Enter closed session.

Denny Scott left the meeting

Motion 255-2021

*Moved by Jim Nelemans
Seconded by Kevin Freiburger*

THAT the Council of the Municipality of Morris-Turnberry enter a closed session, with the CAO/Clerk, Treasurer, Director of Public Works, Chief Building Official, Bruce Potter, Andrew Garland, Jenn Burns, and Denise Van Amersfoort remaining in attendance at 9:04 a.m. for the purpose of discussing confidential matters pursuant to the following sections of the Municipal Act:

1. *Section 239 (2) (i) regarding technical information supplied in confidence to the municipality, which, if disclosed, could significantly prejudice the competitive position of a person, group of persons, or organization.*

Carried.

4.2 Return to open session.

Motion 256-2021

*Moved by Jim Nelemans
Seconded by Kevin Freiburger*

THAT the Council of the Municipality of Morris-Turnberry rise from a closed session at 10:29 a.m.

4.3 Report and Action from Closed Session.

Council discussed a matter regarding technical information supplied in confidence to the municipality in accordance with section 239 (2) (i) of the municipal act. Direction was given to staff accordingly.

Mayor Heffer called a brief recess from 10:30 to 10:40

Bruce Potter and Andrew Garland left the meeting

Denny Scott and Elam Martin entered the meeting

5.0 BUSINESS

5.1 HOUSING FRIENDLY DEVELOPMENT REVIEW

At the March 2nd, 2021, meeting of Council, the Huron County Planning department shared information concerning ongoing consultations with respect to ensuring that the planning framework is designed to facilitate the building of residential units to meet future and current needs.

Ms. Van Amersfoort introduced the housing friendly review process that lower tier municipalities are undertaking and asked Council and staff for their input regarding the housing related issues they are hearing in the community. These included:

- Housing supply, more housing is needed and quickly
- Housing prices are too high and inaccessible to younger people
- Regulations and study requirements to develop are too burdensome and causing long delays in the development process
- The speed at which the planning process moves.
- Cost cap for the Huron County home ownership program hasn't kept up with the increases of house values.
- Potential for residential use of marginal agriculture lands not being explored.
- Increased demand for higher density development but issues and limitations with having multi-unit residences on shared private services.

Ms. Van Amersfoort reviewed the current policy framework in Morris-Turnberry for housing and introduced potential changes designed to deliver the housing units needed to meet present and future needs the community including:

In agricultural areas:

- Permitting a second permanent dwelling on AG1 parcels (50 acres or greater in size) within set distance of building cluster as opposed to main dwelling;
- Permitting bunkhouses or similar secondary units in a cluster of small buildings with shared services rather than one, large building on AG1 and AG3 parcels;
- Permitting an additional residential unit attached to a main building on AG4 Parcels, with detached residences continuing to follow the current garden suite provisions.

In settlement areas:

- Including policies which support development of full range of housing options (tenure, affordability, special needs, size, type);
- Clarifying the intent of the word 'compatible': development or redevelopment which may not necessarily be the same as or similar to the existing development in the vicinity, but shall enhance the character of the community, while not creating any undue, adverse impacts on adjacent properties;
- Updating definitions;
- Removing minimum area requirements – to be dictated by Building Code moving forward;
- Clarifying requirements and process for multi-unit buildings and additional residential units.

Discussion ensued and Council expressed some concern with continuing to allow garden suites on AG4 Parcels, due to the issues they have experienced regarding the tenure of such dwellings and the issues related to misconceptions or misunderstandings about what is temporary.

Ms. Van Amersfoort identified potential next steps, including receiving direction from Council to move forward with some of the changes proposed, reviewing the current Zoning By-law and Official Plan and recommending amendments for Council's consideration, and a public consultation process regarding the changes should Council wish to move forward.

Motion 257-2021

*Moved by Sharen Zinn
Seconded by Kevin Freiburger*

That staff be directed to prepare amendments relating to the housing friendly review and other housekeeping items as identified.

Carried.

Mayor Heffer called a brief recess from 12:00 p.m. to 12:15 p.m.

Elam Martin left the meeting.

5.2 STRATEGIC COUNCIL PRIORITIES

A report was presented by CAO/Clerk Trevor Hallam to provide updates on previously identified strategic priorities for the information of Council.

6.0 CONFIRMING BY-LAW

Motion 258-2021

*Moved by Kevin Freiburger
Seconded by Jamie McCallum*

THAT leave be given to introduce By-Law # 56-2021, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on November 10th, 2021, and that it now be read severally a first, second, and third time, and finally passed this 10th day of November 2021.

Carried.

7.0 ADJOURNMENT

Motion 259-2021

*Moved by Sharen Zinn
Seconded by Kevin Freiburger*

THAT the Council of the Municipality of Morris-Turnberry does now adjourn at 12:27 pm.

Carried.

NEXT MEETINGS:

Regular Meeting of Council - Tuesday, November 16th, 2021, 7:30 pm
Regular Meeting of Council - Tuesday, December 7th, 2021, 7:30 pm

Mayor, Jamie Heffer

Clerk, Trevor Hallam