Public Notice - Published in the Wingham Advance and Citizen Newspaper – June 28th, 2017
Posted on the Website – June 15th, 2017
Agenda placement on the counter – June 30th, 2017
Notice placed on the front door – June 15th, 2017

1) Call to order: Mayor Paul Gowing

2) Agenda:
   To add items to the agenda, please state item and nature of item
   ** Items must be added to the agenda to be discussed in ‘Other Business’

   Adoption of Agenda:
   Moved by Seconded by
   “That the agenda for the meeting of July 4th, 2017 be adopted as circulated or amended.”
   Any discussion
   Is everyone in Favour or Opposed
   Disposition Carried or Defeated

3) Declaration of Pecuniary Interest:
   Does any member wish to declare a pecuniary interest?
   ♦ State interest and nature

4) Minutes: attached
   Are there any errors or omissions to the minutes of the June 20th, 2017 Council Meetings?

   Moved by Seconded by
   “That the minutes of the June 20th, 2017 Council Meetings, be adopted as circulated or as amended.”
   Any discussion
   Is everyone in Favour or Opposed
   Disposition Carried or Defeated
5) **Business from the Minutes**

Is there any business from the minutes to be discussed.

6) **Accounts**

   6.1 **Account List**: attached

   An invoice report is attached and a copy of the account listing.

   Moved by Seconded by
   "That the 2017 Accounts dated July 4th, 2017 be approved for payment in the amount of: $ or 
   for the Morris-Turnberry Accounts

   Any discussion
   Is everyone in Favour or Opposed
   Disposition Carried or Defeated

   6.2 **Pay Report**: attached

   Moved by Seconded by
   "That the Council of the Municipality of Morris-Turnberry accept the pay reports, dated June 28th, 2017 or .”

   Any discussion
   Is everyone in Favour or Opposed
   Disposition Carried or Defeated

7) **Planning:**

   Susanna Reid and Craig Metzger – Huron County Planners will be in attendance.

   7.1 **Site Plan Agreement – 2573306 Ontario Inc**

   Gary Brejak and John MacDonald - Britespan Buildings Systems Inc

   1. Planning Report from Susanna Reid – Planner attached

   2. **By-law to adopt Site Plan Agreement** attached

   Moved by Seconded by
   "That By-Law No. 65-2017 be adopted as given first, second, third and final readings being a by-law to adopt a Site Plan Agreement with “Britespan Building Systems Inc.”, for the Municipality of Morris-Turnberry or “.”

   Any discussion
   Is everyone in Favour or Opposed
   Disposition Carried or Defeated
7.2 Deeming By-law-
1. Planning Report from Susanna Reid – Planner attached

2. By-law to adopt to Deem Registered Plan not in a Plan of Subdivision
Moved by          Seconded by
"That By-Law No. 67-2017 be adopted as given first, second, third and final readings being a by-law to adopt a Deeming By-law for Lot 48 and Lot 49 Plan 162. Hamlet of Belgrave, in the Municipality of Morris-Turnberry or"

Any discussion
Is everyone in Favour or Opposed
Disposition   Carried or Defeated

3. Belgrave Water Charge – Lot 49 Plan 162
Pending passage of By-law 67-2017

Moved by          Seconded by
"That Capital Water Charge for Lot 49 Plan 162, Hamlet of Belgrave, in the Municipality of Morris-Turnberry, be hereby revoked as the two lots- Lots 48 and 49 have been deemed as one lot or"

Any discussion
Is everyone in Favour or Opposed
Disposition   Carried or Defeated

8) Public Works
Mike Alcock- Director of Public Works will be in attendance.
Public Works Report attached

1. Operations Report

Moved by          Seconded by
"That the Council of the Municipality of Morris-Turnberry accept the Public Works Report as submitted on July 4th, 2017 or"

Any discussion
Is everyone in Favour or Opposed
Disposition   Carried or Defeated

2. Grader Trade-In

Moved by          Seconded by
"That the Council of the Municipality of Morris-Turnberry accept the report to approve the sale of the 1997 Champion 740 Grader to Jade Equipment for the sale price of $25,000 for grader under the Government Deal program or"

Any discussion
Is everyone in Favour or Opposed
Disposition   Carried or Defeated
3. Notice of an Information Meeting July 10, 2017- Belmore Construction project
Notice is attached for your information.

4. OCIF Funding
Applications will be due September 27, 2017
Potential Projects?

9) Municipal Drain Tenders:

1. Bird/ Cole Municipal Drain Tender Results:
Tender Results attached.
A Tender report from GM Blue Plan Engineering Limited will be presented.

Moved by Seconded by
“That the tender submitted by
for the Bird/ Cole Municipal Drains – 2017, be accepted at the tender price of
or
”

Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated

10) Business:

10.1 Resolutions

1. Town of New Tecumseth – Ontario Carbon Tax

Moved by Seconded by
“That the Council of the Municipality of Morris-Turnberry support and endorse the following resolution:

or
”

Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated

10.2 Maitland Valley Conservation Authority
MVCA will attend a Council meeting in the fall of 2017.
Does the Council have any suggestions for the presentation to Council?
Suggestions:
- Funding
- Emergency Response
- Bluevale Dam
10.3 Report from the Flooding Event June 23-25, 2017 attached

1. Report will be presented by Nancy Michie.
   Moved by ___________________________ Seconded by ___________________________
   "That the Council of the Municipality of Morris-Turnberry receive the flooding report
   from the June 23-25, 2017 flood or ___________________________."
   Any discussion
   Is everyone in Favour or Opposed
   Disposition Carried or Defeated

2. Federal National Disaster Program attached
   Webinar July 7th or July 19th for staff in listen in on for possible information on
   mitigation projects.

10.4 OMB appeal for 746 Josephine Street North, Wingham attached
   Report for information

10.5 Union Gas – Project extension of Gas to Walton attached
   Moved by ___________________________ Seconded by ___________________________
   WHEREAS access to natural gas infrastructure is limited in parts of the Municipality of
   Morris-Turnberry and increased access will provided more affordable and reliable
   energy:
   AND WHEREAS expanding access to natural gas within the Municipality of Morris-
   Turnberry is a key strategic priority supported by council;
   AND WHEREAS access to natural gas for residents, farms and business will provide an
   economic advantage;
   AND WHEREAS natural gas access can provide residents on higher-emitting fuels with a
   lower carbon energy source that will help reduce greenhouse gas emissions;
   AND WHEREAS the Municipality of Morris-Turnberry is supporting an application
   submitted by a natural gas distributor or supplier to the Government of Ontario, for a grant
   from the provincial Natural Gas Grant Program, to expand the natural gas system to
   service Walton and the Municipality of Morris-Turnberry has requested support of the
   application from the Municipality of Huron East, Municipality of Central Huron and
   Township of North Huron;
   AND WHEREAS there are a number of residences and business on the Huron East side
   of the boundary in Walton that would benefit from an extension of natural gas to the
   community of Walton;
THEREFORE BE IT that the Council of the Municipality of Morris-Turnberry formally support an application submitted by a natural gas distributor or supplier to the Government of Ontario, for a grant from the provincial Natural Gas Grant Program, to expand the natural gas system to service Walton; and

THAT Council supports making a financial contribution towards the proposed project in an amount equivalent to the property tax of $8,000 per year, that would be recovered on the new natural gas infrastructure for a period of at least 10 years as per the natural gas grant program requirements;

THAT a copy of this resolution be forwarded along with the application to Ontario’s Natural Gas Grant Program.

Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated

10.6 Court of Revision for the Blackhall Drain

Members for the Court of Revision: passed June 20, 2017

Motion: 341-2017 Moved by Jim Nelemans Seconded by John Smuck
"That the Members for the Court of Revision for the Blackhall Municipal Drain be:
3 members consisting of: Jamie Heffer, Dorothy Kelly and Sharen Zinn."
Disposition Carried

In accordance with the Drainage Act, 1 member must be from North Huron. Therefore the Members of the Court must be amended.

Moved by Seconded by
"That Motion No. 341-2017 to appoint Members for the Court of Revision for the Blackhall Municipal Drain-2017 be hereby rescinded and the members be as follows:

2 members from Morris-Turnberry
1 member from North Huron - James Campbell

Or"

Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated
10.7 Vacant Unit Rebate Program:  
Moved by  
Seconded by  
“That the Council of the Municipality of Morris-Turnberry receive the Vacancy Rebate Program report, dated June 21, 2017 from the County of Huron or.”

Any discussion  
Is everyone in Favour or Opposed  
Disposition  
Carried or Defeated

11) By-laws:  
11.1 By-law to sell Lane in Lower Town  
Moved by  
Seconded by  
“That By-Law No. 66-2017 be adopted as given first, second, third and final readings being a by-law to sell property, being a closed lane in Lower Town, described as Plan 410 Reference Plan 22R-6314 Parts 3 & 7, in the Municipality of Morris-Turnberry or.”

Any discussion  
Is everyone in Favour or Opposed  
Disposition  
Carried or Defeated

12) Council Reports:  
Jamie Heffer:  

Sharen Zinn:  

Jim Nelemans:
13) **Items for Information**
   1. The Ontario Aggregate Resources Corporation – 2016 Annual Report
   2. Blyth 14/19 – Canadian Centre for Rural Creativity – What makes a Healthy Rural?
   3. Ministry of Municipal Affairs and Ministry of Housing – Second Units Info Sheet

14) **Minutes**
   1. Joint Health and Safety Committee Meeting
   2. Maitland Valley Conservation Authority Minutes

15) **Other Business:**
   Items must be added to the agenda to be discussed in ‘Other Business’

16) **Additions to the agenda for the next meeting:**
   1. Is there any business to add to the agenda for the next or any following meeting?
17) Closed Session:
17.1 Confidential Report - pursuant to Section 239 (2) (b) personal matters about an identifiable individual
1. Building Department Discussion in Closed Session – as requested by Sharen Zinn
2. Report from an Identifiable Individual - flood concerns
3. Confidential Report concerning a Drainage Tribunal Decision
4. Confidential Report from an Identifiable Individual

17.2 Enter into Closed Session:
Moved by Seconded by
“That the Council adjourn the Public Session of Council and enter into a Closed to the Public Session for the following matters:

Confidential Report - pursuant to Section 239 (2) (b) personal matters about an identifiable individual
1. Building Department Discussion in Closed Session – as requested by Sharen Zinn
2. Report from an Identifiable Individual - flood concerns
3. Confidential Report concerning a Drainage Tribunal Decision
4. Confidential Report from an Identifiable Individual

Or
Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated

17.3 Adjourn the Closed Session:
Moved by Seconded by
“That the Council adjourn the Closed to the public session and re-enter regular open session of council.”
Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated

17.4 Report to the Public from Closed Session.

17.5 Action from the Closed Session: (if required)
18) By-law No. 64-2017 Confirming By-law

Moved by Seconded by
"That By-law No. 64 - 2017 be passed as given first, second, third and final readings, being a by-law to Confirm the actions of the Municipality of Morris-Turnberry for the meeting July 4th, 2017."

Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated

19) Adjournment:

Moved by Seconded by
"That the meeting be adjourned at ______ pm. and this is deemed to be a ______ hour meeting."

Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated

Next Meetings:

1. Special Council Meeting Tuesday July 12, 2017 7:30 pm
2. Regular Council Meeting Tuesday July 18, 2017 7:30 pm
3. Blyth Festival Thursday July 20, 2017 7:00 pm
4. Special Council Meeting Thursday July 27, 2017 7:30 pm

Bluevale Hall – Planning
MUNICIPALITY OF MORRIS-TURNBERRY  
COUNCIL CHAMBERS  
41342 Morris Road  
Tuesday, June 20th, 2017  7:30 pm  

Minutes of the Meeting

1) Call to order: The meeting was called to order by Mayor Paul Gowing at 7:30 pm with all members in attendance.

Council in Attendance:
Paul Gowing
Jamie Heffer
Dorothy Kelly
Jim Nelemans
John Smuck
Sharen Zinn

Staff in Attendance:
Nancy Michie  Administrator Clerk Treasurer
Mike Alcock  Director of Public Works
Kirk Livingston  Chief Building Official
Kim Johnston  Recording Clerk

Others in Attendance:
1. Jackie Riggs  Wingham Advance Times
2. Denny Scott  North Huron Citizen
4. Chris Dietrich  Dietrich Engineering Limited
5. Caitlin Ferguson  RJ Burnside & Associates
6. John Schwartzentruber  Landowner
7. Dirk Rylaarsdam  Landowner
8. John Underwood  Landowner
9. Nelson Underwood  Landowner
10. Jim Campbell  Councillor North Huron
11. Terry Hoy  Landowner

2) Agenda: An Addendum from the Clerk was added to the agenda for consideration as the items were of a time sensitive nature, four items for Open Session.
Adoption of Agenda:

Motion: 321-2017 Moved by Jamie Heffer Seconded by Dorothy Kelly
"That the agenda for the meeting of June 20th, 2017 be adopted as amended."
Disposition Carried

3) Declaration of Pecuniary Interest:
No member declared a pecuniary interest, at this time.

4) Minutes:

Motion: 322-2017 Moved by Sharen Zinn Seconded by Dorothy Kelly
"That the minutes of the June 6th, 2017 Council Meetings, be adopted as circulated."
Disposition Carried

5) Business from the Minutes
There was no business from the minutes to be discussed.

6) Accounts
6.1 Account List:

Motion: 323-2017 Moved by Sharen Zinn Seconded by Dorothy Kelly
"That the 2017 Accounts dated June 20th, 2017 be approved for payment in the amount of:
$1,025,989.87 for the Morris-Turnberry Accounts."
Disposition Carried

A request by Sharen Zinn to discuss the Building Department in Closed Session at the July 4th, 2017 meeting.
The Council requested a policy be drawn up for In lieu of Parkland to offset the Tree Program.

6.2 Pay Report

Motion: 324-2014 Moved by Jim Nelemans Seconded by Dorothy Kelly
"That the Council of the Municipality of Morris-Turnberry accept the pay reports, dated
May 31st and June 14th, 2017."
Disposition Carried
7) **Naming of a Public Road:** 7:40pm

7.1 **To Name a road allowance - Jim Marks Road**
A report was presented and reviewed by Council. The CACC approved the Naming of the public road, as Jim Marks Road.

**Motion: 325-2017** Moved by Jim Nelemans Seconded by Dorothy Kelly
"That the Council of the Municipality of Morris-Turnberry hereby accept the report to name a road allowance at Part of Lot 23 Concession 8, Turnberry Ward, being Part 1 on Reference Plan 22R-6522 and Parts 12 & 15 Reference Plan 22R-6224, as 'Jim Marks Road', in the Municipality of Morris-Turnberry."

7.2 **By-law:**

**Motion: 326-2017** Moved by Dorothy Kelly Seconded by Sharen Zinn
"That By-Law No. 48-2017 be adopted as given first, second, third and final readings being a by-law to name Part of Lot 23 Concession 8, Turnberry Ward, being Part 1 on Reference Plan 22R-6522 and Parts 12 & 15 Reference Plan 22R-6224, as 'Jim Marks Road', in the Municipality of Morris-Turnberry."

Disposition Carried

10) **Fire Agreement with Huron East:**

10.1 **Report:**
A report was reviewed to set out the steps required to facilitate the Fire Services Agreement with Huron East. Mayor Paul Gowing said people are happy with this project.

10.2 **By-law No. 55-2017 Fire Services Agreement- Huron East:**

**Motion: 327-2017** Moved by Jamie Heffer Seconded by Sharen Zinn
"That By-Law No. 55-2017 be adopted as given first, second, third and final readings being a by-law to adopt the Fire Services Agreement with the Municipality of Huron East and in regards to acquire an interest in the ownership of the Brussels Fire Department."

Disposition Carried

Jeremy Taylor arrived at the meeting at 7:50 pm.

10.3 **Motion to approve Capital Buy in:**

**Motion: 328-2017** Moved by Dorothy Kelly Seconded by John Smuck
"That the Council of the Municipality of Morris-Turnberry hereby approve the payment of $176,771.00 payable to the Municipality of Huron East for the capital buy-in cost for the 45% share in the Brussels Fire Department; and that the funds be allocated from the Fire Reserves of the Municipality of Morris-Turnberry."

Disposition Carried
10.4 By-Law No. 57-2017 to Appoint a Chief Fire Official, Fire Chief and Fire Prevention Officer

Motion: 329-2017 Moved by Dorothy Kelly Seconded by Sharen Zinn
"That By-Law No. 57-2017 be adopted as given first, second, third and final readings being a by-law to appoint a Chief Fire Official, Fire Chief and Fire Prevention Officer for the Municipality of Morris-Turnberry."
Disposition Carried

10.5 By-law No. 58-2017 to Revoke, Repeal and Rescind the Appointment of a Community Fire Safety Officer / Fire Prevention Officer

Motion: 330-2017 Moved by John Smuck Seconded by Jamie Heffer
"That By-Law No. 58-2017 be adopted as given first, second, third and final readings being a by-law to revoke, repeal and rescind By-law No. 44-2011 to appoint James Marshall as the Community Fire Safety Officer / Fire Prevention Officer."
Disposition Carried.

10.6 By-law No. 59-2017 to rescind and revoke Fire Prevention Services Agreement

Motion: 331-2017 Moved by Dorothy Kelly Seconded by John Smuck
"That By-Law No. 59-2017 be adopted as given first, second, third and final readings being a by-law to rescind and revoke the agreements with the Township of North Huron and the Township of Ashfield-Colboume-Wawanosh, to provide Fire Prevention Services."
Disposition Carried

Dirk Rylaarsdam, John Underwood and Nelson Underwood arrived at the meeting.

11) Public Works 7:52 pm

Mike Alcock - Director of Public Works was in attendance and presented the Public Works Report.

1. Operations Report

Motion: 332-2017 Moved by Jamie Heffer Seconded by Dorothy Kelly
"That the Council of the Municipality of Morris-Turnberry accept the Public Works Report as submitted on June 20th, 2017."
Disposition Carried

2. Tenders Results for the purchase of a Motor Grader

Motion: 333-2017 Moved by John Smuck Seconded by Dorothy Kelly
"That the Council of the Municipality of Morris-Turnberry accept and approve the tender report as submitted by the Director of Public Works, for the purchase of a John Deere motor grader from Nortrax Canada Inc in the amount of $400,166.50."
Disposition Carried
9) **Drainage Reports:**

9.1 **Doerr Municipal Drain Report**

**Reading of the Report**

Report by Jeremy Taylor - R J Burnside & Associates Limited and Caitlin Ferguson

Dirk Rylaarsdam, John Underwood and Nelson Underwood were in attendance.

James Campbell - North Huron arrived at the meeting at 8:10 pm.

1. **Presentation of Report under Section 78 of the Drainage Act.**


2. **Comments:**

   **Council:** Council asked what is the life expectancy of a drain is. Jeremy Taylor advised 40 – 80 years depending on the soil.

   **Property owners affected by the drainage:**

   1. Dirk Rylaarsdam said it was stated at the on-site meeting, that no other improvements were required and OK Wright Farms would carry full cost. In a later letter from RJ Burnside it said all landowners would be assessed. He does not agree with the benefit of the new drain. The new drain is 15 feet deep and is more likely to collapse. It has never been maintained in 40 years. The Assessment schedule is used for maintenance.

   Mayor Gowing advised Dirk Rylaarsdam that the Council can’t adjust the assessment schedule at this time. This is done through the Court of Revision. The tentative date for the Court of Revision is on July 11th. Dirk can’t attend the meeting on July 11th. The Council discussed setting the date for the court to be July 12th.

   2. Nelson Underwood – no objection to OK Wright expanding operation. He cautions the Council that once the costs are approved by Council, the costs can’t be amended, only reallocate at the Court of Revision.

   3. John Underwood said that some of the costs are misleading; there wasn’t a great deal of opportunity to review costs. He questioned if the work should have been done under Section 78 or 77 of the Drainage Act.

   4. Nelson Underwood stated he felt that the council was liable for the issuance of a building permit on top of a Municipal Drain.

   5. Jeremy Taylor clarified the Section 77 maintenance and the limitations of costs.

   **Council:** If the engineer changed protocol following the on-site meeting – that wasn’t fair to the landowners.

   6. Nelson Underwood- There was no gain of benefit, the work was to move the drain and deepen it. Underwoods did gain a junction box.

   **Council:** Did the Underwoods receive notification? Yes.

   7. Jeremy Taylor: the improvement costs were charged to all benefitting landowners for the updated tile, as the drain is 40 years newer than the current one. The engineering costs and relocation to the OK Wright farm.
Mayor Paul Gowing: Assessment discussion must be at the Court of Revision.

Council: There is more than 1 option to change the assessment – what is the difference in cost. The Court of Revision has the ability to adjust assessments.

8. Nelson Underwood- Council should be responsible to hire a reputable engineering firm. The firm should be responsible to correct the report.

Council: Jim Nelemans questioned if the report should be adopted, it should only bill 1 property as no benefit to the others.

9. Jeremy Taylor recommended to amend the assessment by the Court of Revision channel. If sent back to the engineer- he would have to prepare a new report- additional costs.

Council: If the amendment at the Court of Revision- there is no further engineering costs.

3. Consideration of By-law:

Motion: 334-2017 Moved by John Smuck Seconded by Jim Nelemans
"That the Council of the Municipality of Morris-Turnberry send back the report to the Engineer to revise the Assessment Schedule in accordance with the original direction at the on-site meeting."
Disposition Defeated

Motion: 335-2017 Moved by Jim Nelemans Seconded by Jamie Heffer
"That By-Law No. 60-2017 be adopted as given first and second readings, being a by-law to provisionally adopt the Doerr Municipal Drain Report."
Disposition Carried

5. Date of Court of Revision and Instruction to tender:

Motion: 336-2017 Moved by Dorothy Kelly Seconded by John Smuck
"That the Court of Revision for the Doerr Municipal Drain be set for July 12th, 2017 and that the project be tendered following the Court of Revision."
Disposition Carried

6. Members for the Court of Revision:

Motion: 337-2017 Moved by Dorothy Kelly Seconded by Sharen Zinn
"That the Members for the Court of Revision for the Doerr Municipal Drain be: 3 members consisting of Mayor Paul Gowing, John Smuck and Jim Nelemans."
Disposition Carried

Terry Hoy arrived at the meeting.
9.2 Gregory Municipal Drain - Section 65 Report:
Jermyn Taylor gave a report to the Council to explain the content of the Section 65 Drainage Report.

Motion: 338-2017 Moved by Dorothy Kelly Seconded by Jim Nelemans
"That the Council of the Municipality of Morris-Turnberry hereby receive the Gregory Municipal Drain Section 65 Report and submit an invoice to Britespan Building Systems Inc. for all associated costs for the preparation of the report."
Disposition Carried

John Underwood and Nelson Underwood left the meeting at 9:05 pm.

9.3 Blackhall Municipal Drain Report 9:05 pm
Reading of the Report
Report by Chris Dietrich - Dietrich Engineering Limited
Dirk Rylaarsdam, Terry Hoy and Jim Campbell – North Huron were in attendance.

1. Presentation of Report - under Section 78 of the Drainage Act.
Chris Dietrich – Dietrich Engineering Limited presented the report of the Blackhall Municipal Drain.

2. Comments:
Council - No comments.
Property owners affected by the drainage- Terry Hoy questioned the list of property names that they should be updated. He commented that he understands that the property owners, other than the petitioner are only responsible for basically the maintenance on the drain.

Jeremy Taylor and Caitlin Ferguson left the meeting at 9:15 pm.

3. Consideration of By-law:

Motion: 339-2017 Moved by Dorothy Kelly Seconded by Sharen Zinn
"That By-Law No. 61-2017 be adopted as given first and second readings, being a by-law to provisionally adopt the Blackhall Municipal Drain Report."
Disposition Carried

5. Date of Court of Revision and Instruction to tender:

Motion: 340-2017 Moved by Jim Nelemans Seconded by Dorothy Kelly
"That the Court of Revision for the Blackhall Municipal Drain be set for July 12th, 2017 and that the project be tendered following the Court of Revision."
Disposition Carried

6. Members for the Court of Revision:

Motion: 341-2017 Moved by Jim Nelemans Seconded by John Smuck
"That the Members for the Court of Revision for the Blackhall Municipal Drain be: 3 members consisting of: Jamie Heffer, Dorothy Kelly and Sharen Zinn."
Disposition Carried

Chris Dietrich, Terry Hoy and Jim Campbell left the meeting at 9:18 pm.
11) Roads Continued....

3. Report from the Township of North Huron, in regards to the July 1st, 2017 homecoming and parade

Motion: 342-2017  Moved by Dorothy Kelly  Seconded by Sharen Zinn
"That the Council of the Municipality of Morris-Turnberry accept the Public Works Report as submitted on June 20th, 2017."
Disposition  Carried

4. Arthur Street Construction- Lower Town

Motion: 343-2017  Moved by Dorothy Kelly  Seconded by John Smuck
"That the Council of the Municipality of Morris-Turnberry receive the Arthur Street Report for information."
Disposition  Carried
A further report will follow prior to tendering the project.

Mike Alcock left the table at 9:35 pm.

12) Business

12.1 Energy Consumption and GHG Emissions Report
A report was presented and reviewed.

Motion: 344-2017  Moved by Sharen Zinn  Seconded by Jim Nelemans
"That the Council of the Municipality of Morris-Turnberry support and endorse the 2015 Energy Consumption Report and the GHG Emissions Report."
Disposition  Carried

Kirk Livingston arrived at the meeting at 9:35pm.

8) Building Report

Kirk Livingston – Chief Building Official

8.1 Building Activity Report:
Kirk Livingston presented the April and May, 2017 activity reports.

1. April, May 2017 Building Activity Report:

Motion: 345-2017  Moved by John Smuck  Seconded by Sharen Zinn
"That the Council of the Municipality of Morris-Turnberry receive the Building Activity Report, for April and May, 2017, as submitted June 20th, 2017."
Disposition  Carried

Kirk Livingston left the meeting at 9:42 pm.
12) Business continued....  9:45 pm

12.2 IPM Report and Budget
A report and draft budget were presented and reviewed.

Motion: 346-2017  Moved by Dorothy Kelly  Seconded by Sharen Zinn
“That the Council of the Municipality of Morris-Turnberry receive the June 20th, 2017 report and give direction to the IPM team to proceed as directed for the Morris-Turnberry participation at the 2017 IPM, Walton, Ontario.”
Disposition  Carried

12.3 Bill 139 Proposed Building Better Communities and Conserving Watershed Act, 2017 – amendment to the Conservation Authorities Act
A report was presented and reviewed by Council.

Motion: 347-2017  Moved by Sharen Zinn  Seconded by Dorothy Kelly
“That the Council of the Municipality of Morris-Turnberry receive the report on the Bill 139 Proposed Building Better Communities and Conserving Watershed Act, 2017 – proposed amendments to the Conservation Authorities Act, and endorse the Resolution from the Municipality of Brockton and draft a letter of comments to be circulated to the Council first.”
Disposition  Carried

12.4 Bill 139 Proposed Building Better Communities and Conserving Watershed Act, 2017 – amendment to replace the Ontario Municipal Board with Local Planning Appeal Tribunal
A report was presented and reviewed by Council.

Motion: 348-2017  Moved by Jamie Heffer  Seconded by John Smuck
“That the Council of the Municipality of Morris-Turnberry receive the report on the Bill 139 Proposed Building Better Communities and Conserving Watershed Act, 2017 – proposed amendments to replace the Ontario Municipal board with local Planning Appeal Tribunal and the Clerk be instructed to prepare a draft letter of comments and bring back to Council.”
Disposition  Carried

12.5 OPP Billing Model
A report was presented and reviewed by Council.

Motion: 349-2017  Moved by Sharen Zinn  Seconded by Dorothy Kelly
“That the Council of the Municipality of Morris-Turnberry give direction on the exclusion or inclusion of property counts under the OPP Billing Model.”
Disposition  Carried
13) By-laws:

13.1 Revised Personnel Policy

Motion: 350-2017  Moved by Jim Nelemans  Seconded by John Smuck
"That By-Law No. 49-2017 be adopted as given third and final readings being a by-law to adopt the revised Personnel Regulations, for the Municipality of Morris-Turnberry."
Disposition  Carried

13.2 Simply Voting Agreement

Motion: 351-2017  Moved by Dorothy Kelly  Seconded by John Smuck
"That By-Law No. 54-2017 be adopted as given first, second, third and final readings being a by-law to adopt the Simply Voting Agreement for the 2018 Municipal Election, for the Municipality of Morris-Turnberry."
Disposition  Carried

13.3 Appointment By-law:

Motion: 352-2017  Moved by Jim Nelemans  Seconded by Dorothy Kelly
"That By-Law No. 56-2017 be adopted as given first, second, third and final readings being a by-law to adopt the 2017 Appointment By-law, as amended, for the Municipality of Morris-Turnberry."
Disposition  Carried

13.4 By-law Encroachment Agreement
A report was attached for Council’s information.
A copy of Survey Plan was attached for Council’s information.

Motion: 353-2017  Moved by John Smuck  Seconded by Jamie Heffer
"That By-Law No. 62-2017 be adopted as given first, second, third and final readings being a by-law to adopt an Encroachment Agreement with Steven James Christie, for the Municipality of Morris-Turnberry."
Disposition  Carried

14) Council Reports:
Jamie Heffer:  No report

Sharen Zinn:  No report

Jim Nelemans:  No report
Dorothy Kelly:  No report

John Smuck:  No report

Mayor Paul Gowing:  No report

15) Items for Information
1. Huron Manufacturing Association
2. Communities in Bloom
3. David Clarke  County CEMC – Meeting Friday, June 23/17
4. Outstanding Physician

16) Minutes
1. Maitland Valley Conservation Authority

17) Other Business:
1. Huron County Crime Stoppers Golf Tournament
   June 24, Bluewater Golf & Campground – filed.

2. Conservation Ontario
   This item has been dealt with in Business.

3. Maitland Valley Conservation Authority
   MVCA will attend municipalities council meetings in the fall of 2017. They would like suggestions of topics to discuss. This will be brought back July 4, 2017.

4. Sharen Zinn mentioned that Dorothy Kelly, Nancy Michie and herself were honoured as Remarkable Women of Huron County.

18) Additions to the agenda for the next meeting:
1. MVCA – suggestions for the presentation to council.

Kim Johnston, Jackie Riggs, and Denny Scott left the meeting at 10:15pm

Break: The Council took a short break at 10:15 pm and returned at 10:35 pm.

Extension of Meeting:
Motion: 354-2017  Moved by Dorothy Kelly  Seconded by Sharen Zinn
"That the Council of the Municipality of Morris-Turnberry extend the meeting past 10:30pm.
Disposition  Carried
19) **Closed Session:**

19.1 **Confidential Report** - pursuant to Section 239 (2) (b) personal matters about an identifiable individual and Section 239 (2) (e) litigation, including matters before administrative tribunals

1. Confidential Report on Litigation matter
2. Confidential Reports on Employee issue

19.2 **Enter into Closed Session:** 10:35 pm

**Motion:** 355-2017 Moved by Sharen Zinn Seconded by Dorothy Kelly

"That the Council adjourn the Public Session of Council and enter into a Closed to the Public Session for the following matters:

**Confidential Report** - pursuant to Section 239 (2) (b) personal matters about an identifiable individual and Section 239 (2) (e) litigation, including matters before administrative tribunals

1. Confidential Report on Litigation matter
2. Confidential Reports on Employee issue

Disposition Carried

19.3 **Adjourn the Closed Session:** 11:00 pm

**Motion:** 356-2017 Moved by John Smuck Seconded by Dorothy Kelly

"That the Council adjourn the Closed to the public session and re-enter regular open session of council."

Disposition Carried

19.4 **Report to the Public from Closed Session.**

The Council discussed two matters concerning Identifiable Individuals concerning personal matters and litigation: Litigation matter and Employee issue.

20) **By-law No. 63-2017 Confirming By-law**

**Motion:** 357-2017 Moved by John Smuck Seconded by Dorothy Kelly

"That By-law No. 63 - 2017 be passed as given first, second, third and final readings, being a by-law to Confirm the actions of the Municipality of Morris-Turnberry for the meeting June 20th, 2017."

Disposition Carried
21) Adjournment:
Motion: 358-2017  Moved by Jamie Heffer  Seconded by Jim Nelemans
"That the meeting be adjourned at 11:00 p.m. and this is deemed to be a
2 - 4 hour meeting."
Disposition  Carried

______________________________
Mayor, Paul Gowing

______________________________
Clerk, Nancy Michie
## General

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<td>Goderich Print Shop Office Supplies</td>
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<td>McDonald Home Hardware Office Supplies</td>
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<tr>
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<td>Donnelly Murphy Legal</td>
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<td>BM Ross Planning</td>
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<td>Fred Dean Webinar Registration</td>
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**Building Department**

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**Payroll**

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**Belgrave Park**

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**Belgrave Park Total**

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**Drainage**

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<td>Maitland Valley Conservation Workman Municipal Drain</td>
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<td>GM Blueplan Engineering Pipe Municipal Drain</td>
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**Drainage Total**

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**Belgrave Water**

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<tr>
<td>Hydro One Humphrey Well</td>
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<tr>
<td>Hydro One Belgrave Water</td>
<td>958.99</td>
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<td>Allstream Phone</td>
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<td>Kincardine Cable Belgrave Water</td>
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<tr>
<td>Pannabecker Holdings Inc. Haul Wastewater</td>
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**Water Total**

<table>
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<tr>
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<tr>
<td>1,544.09</td>
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</table>
# Landfill

| Company                          | Description                        | Amount  
|----------------------------------|------------------------------------|---------
| Hydro One                        | Morris Landfill                    | 113.06 
| Wingham Advance Times           | Large Item & Yard Waste Ads        | 248.38 
| Bluewater Recycling Association  | Curbside Pickup - June             | 12,282.95 
| John McKercher Construction Ltd. | Morris Landfill                    | 1,130.00 
| RJ Burnside & Associates         | Morris Landfill                    | 5,505.98 
| BM Ross                          | Turnberry Landfill                 | 2,244.11 

**Landfill Total**: 21,524.48

# Roads

| Company                          | Description                        | Amount  
|----------------------------------|------------------------------------|---------
| Hydro One                        | Turnberry Shop                     | 225.76 
| Hydro One                        | Morris Shop                        | 221.96 
| Chem-Bright Cleaning Services    | Office Cleaning                     | 165.73 
| MicroAge Basics                  | Computer & Office Supplies          | 3,678.02 
| TotallyOne                       | Cell Phone                         | 402.22 
| RONA                             | St. Michaels Construct, Shop Supplies, Parts for Water Tank | 572.26 
| Cameo Fasteners Inc.             | Shop Supplies                      | 14.89 
| Steffen’s Auto Supply            | Shop Supplies, Parts for 08-11 Backhoe | 47.08 
| Stainton Hardware                | Shop Supplies & Shears             | 97.12 
| Radar Auto Parts                 | Shop Supplies & Parts for 13-03 Grader | 226.56 
| Foxton Fuels                      | Gas = $1,677.45 Diesel = $2,825.97 | 4,503.42 
| Joe Kerr Ltd.                    | Repair of 05-06 Tandem             | 714.18 
| Nortrax Canada Inc.              | Repair for 13-03 Grader            | 1,396.28 
| Leslie Motors                    | Repair for 17-04 Pickup             | 53.39 
| Toromont Cat                     | Repair for 15-03 Backhoe           | 706.25 
| Owen King Limited                | Bridge Washing                     | 7,554.05 
| O’Shien Lifting Solutions Inc.   | Crane Maintenance                  | 588.73 
| Da-Lee                           | Dust Control                       | 46,081.81 
| Cedar Signs                      | Roadsides                         | 256.87 
| Maitland Conservation            | Roadside Tree Planting Program     | 5,650.00 
| Lavis Contracting Co. Ltd.       | Gravel Testing                     | 723.20 
| RJ Burnside & Associates         | St. Michaels Road Construction     | 848.29 
| Township of North Huron          | Water Tower Rental                 | 600.00 
| Ideal Supply                     | Safety Clothing                    | 24.38 
| Marc Apparel Company Inc         | Workshirts                         | 234.76 
| The Wingham Advanced Times      | Road Operator Ads                  | 235.04 
| The Citizen                      | Road Operator Ads                  | 138.31 
| Richard Harris                   | Refund of Entrance Permit           | 250.00 
| Municipality of Morris-Turnbury  | Turnberry Water                    | 77.21 
| Municipality of Morris-Turnberry | Lamont Municipal Drain             | 10.57 

**Roads Total**: 109,297.07

# Payroll

| Date                | Description         | Amount  
|---------------------|---------------------|---------
| May 31 2017         | Payroll             | 14,936.06 
|                     | Expenses            | 166.38 
| June 14 2017        | Payroll             | 17,796.50 
|                     | Expenses            | 235.04 

**Account Total**: 1,025,989.87

---

Approved By Council: 

Mayor - Paul Gowing  
Treasurer - Nancy Michie  
June 20 2017
## Morris Turnberry

**Account List for**

### General

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<tr>
<th>Business Name</th>
<th>Description</th>
<th>Amount</th>
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<td>Bell Mobility</td>
<td>Cell Phones</td>
<td>166.95</td>
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<tr>
<td>Bell Canada</td>
<td>Morris Office</td>
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<td>Bell Canada</td>
<td>Turnberry Shop - Emergency Lines</td>
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<td>Office Supplies</td>
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<td>Realterm Energy</td>
<td>Streetlight Repair</td>
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<td>D. Culbert Ltd</td>
<td>Planning</td>
<td>1,000.00</td>
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<td>John Drudge</td>
<td>Parade Handouts</td>
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<td>Artech Signs &amp; Graphics Ltd.</td>
<td>Float Decorations</td>
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<td>Krantz law Professional Corp.</td>
<td>Legal</td>
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<tr>
<td>Vodden, Bender &amp; Seebach</td>
<td>Accounting &amp; Auditing Services</td>
<td>16,385.00</td>
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<tr>
<td>Municipality of Huron East</td>
<td>Fire Agreement Capital Buy-In</td>
<td>176,771.00</td>
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<tr>
<td>Minister of Finance</td>
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<td>WSIB</td>
<td>WSIB - June 2017</td>
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### Payroll

| June 28 2017                      | Payroll                                   | 14,826.89|
|                                   | Expenses                                  | 717.77   |

**Council Payroll - June**

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<tr>
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<tr>
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### Building Department

| Bell Mobility                     | Cell Phones                     | 138.42   |
| Lyles Auto Repair                | Vehicle Service                 | 103.29   |
| Minister of Finance              | EHT - June 2017                 | 241.96   |
| WSIB                             | WSIB - June 2017                | 339.99   |

**Payroll**

| June 28 2017                      | Payroll                           | 7,395.62 |
|                                   | Expenses                          | 200.10   |

**General Total**

|                                                  |                                      | 8,195.38 |

### Belgrave Park

**Belgrave Park Total**

|                                                  |                                      |          |

### Drainage

| Hydro One                                      | Hopper Pump                          | 96.26    |
| RJ Burnside & Associates                       | Blyth Creek Municipal Drain          | 5,093.34 |
| Dietrich Engineering Limited                   | Drainage Superintendent Services     | 15,368.00|

**Drainage Total**

|                                                  |                                      | 20,557.60|

### Belgrave Water

| Bell Canada                                    | Humphrey Well                        | 119.60   |
| Veolia Water                                   | Belgrave Water                       | 6,163.37 |

**Water Total**

|                                                  |                                      | 6,282.97 |

### Landfill

| Bell Mobility                                  | Morris Landfill                      | 12.71    |
| Jim Shaw                                       | Morris Landfill                      | 723.20   |
| Bluewater Recycling Association                | Waste Disposal - May                | 3,061.70 |
| Marlene Metcalfe                               | Turnberry Landfill                   | 400.00   |

**Landfill Total**

|                                                  |                                      | 4,197.61 |
Account List July 4 2017

Roads
Bell Canada
Bell Canada
Bell Mobility
Union Gas
Contractors Rental Supply
Schmidt's Power Equipment
Da-Lee
Municipality of South Bruce
Altruck International Truck Centres
Joe Kerr Ltd.
Lyles Auto Repair
Lynn Hoy Enterprises Ltd.
B. Edwards Transfer Ltd.
Lavis Contracting Co. Ltd.
Cut-Rite Tree Service
Wightman Communications Ltd.
Minister of Finance
WSIB

Payroll
June 28 2017

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<tbody>
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<td>Morris Shop</td>
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<td>Turnberry Shop</td>
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<td>Repair for 05-06 Tandem</td>
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<td>Service for 08-08 Pickup</td>
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<td>Parts for Water Tank</td>
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<td>Catchbasin Cleaning</td>
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<td>Cold Mix</td>
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Roads Total 32,715.46

Account Total 307,449.39

Approved By Council: Mayor - Paul Gowing

Treasurer- Nancy Michie

July 4 2017
To: Mayor Paul Gowing  
Morris-Turnberry Council  

From: Susanna Reid, Planner  

Date: June 29 2017  

RE: Application for Site Plan Approval  
Britespan Building Systems Inc.  
688 Josephine Street, Wingham, Former Township of Turnberry  
Municipality of Morris-Turnberry  

Legal Description: Part of Peter Street and All of Park Lots 21 and 22 and part of Park Lots 9, 23 and 24  

Recommendation:  
That Morris-Turnberry Council pass a by-law authorizing the Mayor and Administrator Clerk-Treasurer to enter into a site plan agreement with Britespan Building Systems Inc.  

Background  
Britespan Building Systems is applying for site plan approval for 688 Josephine Street. The subject property is 1.56 ha (approx. 3.85 acres) and is designated Industrial in the Morris-Turnberry Official Plan, and zoned VM1-5 (Village Industrial-Special) in the Morris-Turnberry Zoning By-law. 

Site plan approval for the 1.56 ha (approx. 3.85 acres) property is required prior to a building permit being issued.  

Planning Comments  
The property is subject to Site Plan Control according to the Morris-Turnberry Official Plan Section 8.7, and the Morris-Turnberry Site Plan Control By-law 15-2010.  

Zoning Provisions: The zoning of the property was recently amended to include special provisions recognizing: a reduced lot frontage, parking in the front yard and restricting the permitted use on the subject property to a warehouse and fabricating facility for the assembly of fabric building components only.  

Source Water Protection: A Section 59(2) permit has been provided by the Source Water Protection office for the site plan (June 29 2017).
Storm Water Management Plan: A Storm Water Management Plan has been incorporated into the site plan. B.M. Ross (e-mail dated June 29 2017) has reviewed the Storm Water Management Plan and confirmed that the SWM Plan has been developed in accordance with the Township By-law No. 15-2002.

Area flooding: At the public meeting for OPA 8 and corresponding Zoning By-law Amendment on May 9, 2017, two neighbouring property owners (Ron Clark, 696 Josephine Street North, and Alex and Ashley Farmer, 90284 London Road) raised concerns about area flooding. Subsequent discussions were held with the neighbours, and a process for responding to flooding has been incorporated into the site plan agreement.

B.M. Ross’s peer review of the site plan (June 29 2017) and Burnside Engineering’s Section 65 Gregory Drain report (June 5 2017) both state that the Municipality and/or the landowners in the area may want to consider improvements to the Gregory Drain. This process is independent from the review of the Britespan site plan application.

Parking: The parking conforms with the VM1-5 requirements.

Accessibility: The site plan includes 1 accessible parking space and 1 limited mobility parking space as required by the Morris-Turnberry Zoning By-law. The site plan includes a 2 metre by 2 metre slip resistant level area in front of the main door.

Environmental Compliance Approval: The Land Compatibility Study (Ministry of Environment and Climate Change Guideline D-6) prepared by GHD, March 27 2017 recommended that Britespan submit an Environmental Compliance Approval application to demonstrate compliance with the most up-to-date provincial air and noise limits.

A clause noting that the owner recognizes that he is required to obtain an ECA permit from the Ministry of Environment and Climate Change has been included in the site plan agreement.

Site Plan Agreement
It is recommended that Morris-Turnberry Council pass a by-law authorizing the Mayor and Administrator Clerk-Treasurer to enter into a site plan agreement with Britespan Building Systems Inc.

Susanna Reid RPP MCIP
Planner
We are in receipt of the information provided on June 21st related to the Britespan site plan application for 688 Josephine Street in Morris-Turnberry. The information includes the following:

1. Site Plan Drawings
   a. Dwg. 0.0, Title Page, June 7, 2017
   b. Dwg. 1.0, Site Plan – Subject Property, June 7, 2017
   c. Dwg. 2.0, Floor Plan, June 7, 2017
   d. Dwg. 3.0, Exterior Elevations, June 7, 2017
   e. Dwg. 3.1, Exterior Elevations, June 7, 2017

2. Stormwater Management Report, Meritech, June 19, 2017

3. Site Servicing Drawings
   a. Dwg. 1, Legend, Notes, Detail Plan, June 16, 2017
   b. Dwg. 2, Original Conditions and Removals, June 16, 2017
   c. Dwg. 3, Grading and Erosion and Sediment Control, June 16, 2017
   d. Dwg. 4, Site Servicing, June 16, 2017

4. Section 65 Report Gregory Municipal Drain

We note that our review has focused on the servicing related aspects and as such we are only providing comment on the Site Servicing Drawings and the Stormwater Management (SWM) Report. We note the following:

**Stormwater Management**

We can confirm that the SWM plan has been developed in accordance with the Township Bylaw No. 15-2002 with the provision of a facility (dry pond) that will provide post to pre stormwater runoff controls when constructed.

It has recently come to our attention that the two existing lots adjacent to the Britespan laneway are prone to flooding during extreme weather conditions. It is important to recognize that the SWM developed for the site, although it will provide controls for the new development, it will not remedy this existing condition as the existing dwellings are essentially lower than the road. In this regard, and as per the Section 65 Report, the Municipality and/or the landowners may want to consider improvements to the drain and/or some overland relief for the lands in the area as part of a future endeavor.

**Servicing Drawing**

We have no suggested revisions to the drawings.

Please review the above and let us know if you have any questions.

Regards,
Dale Erb, P. Eng
B. M. Ross and Associates Limited
Engineers and Planners
62 North Street
Goderich, ON  N7A 2T4

Ph:  (519) 524-2641
Fax: (519) 524-4403
derb@bmross.net
www.bmross.net
Restrictive Land Use Notice

Issued under the Clean Water Act, Section 59 (2) (a)

No Prohibition or Additional Risk Management Plan Required

Notice No.: 149
File No.: 1088
Date of Issuance: June 29, 2017, via email

To/Attention: Rob Stute
Property: 688 Josephine St N, Wingham ON
Municipality: Municipality of Morris-Turnberry
Name of Applicant: Rob Stute / Maitland Welding
Name of Property Owner: 914572 Ontario Ltd., operating as Maitland Welding
Wellhead Protection Area: Zone C

This Notice was prepared in response to the application submitted for the development-related proposal on the property identified above. This property is designated for Restricted Land Use under Section 59 of the Clean Water Act (Act) in relation to the Wingham municipal drinking water system. As required under the Act, the proposal was reviewed in consideration of the Maitland Valley Source Protection Plan which came into effect April 1, 2015, and contains policies to protect municipal drinking water sources.

The following is proposed under the application:

Construct new 3,000 square metre building for light industrial use (warehouse and assembly of fabric building components) as per site plan SP1.0 and SP 0.0 dated June 28, 2017

A Risk Management Plan for Dense Non-Aqueous Phase Liquids (DNAPLs) is in place on this property as per Section 58 (Risk Management Plan) of the Clean Water Act. DNAPLs are considered the only Significant Drinking Water Threat in a Wellhead Protection Area-C. On a review of the information submitted (see attached) and discussions with the applicant, it has been determined that at this point in the development process that there are no apparent land use activities planned with this proposed application that are subject to Section 57 (Prohibition). The municipality may process your application.

The Applicant is advised that this Notice relates strictly to the submitted application. This Notice is not valid for any subsequent approvals which the proposals may require under the Planning Act, or for any other building permits that may be required under the Building Code Act. Prior to applying for any subsequent municipal approvals under the Planning Act, or for building permits under the Building Code Act, a new application for a Restricted Land Use Notice must be submitted for review by the Risk Management Official.
1. Contact Information

<table>
<thead>
<tr>
<th>Applicant Name: c/o Rob Stutt</th>
<th>Owner Name:</th>
<th>Check if same as Applicant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company: 914572 Ontario Ltd.</td>
<td>Company:</td>
<td></td>
</tr>
<tr>
<td>Telephone Numbers</td>
<td>Telephone Numbers</td>
<td></td>
</tr>
<tr>
<td>Home: Work: 519-357-2727</td>
<td>Home: Work:</td>
<td></td>
</tr>
<tr>
<td>Fax: Cell:</td>
<td>Fax: Cell:</td>
<td></td>
</tr>
<tr>
<td>Email: <a href="mailto:ntutte@mailandwelding.com">ntutte@mailandwelding.com</a></td>
<td>Email:</td>
<td></td>
</tr>
<tr>
<td>Mailing Address: PO Box 913, Wingham, ON N0G 2W0</td>
<td>Mailing Address:</td>
<td></td>
</tr>
<tr>
<td>Town &amp; Postal Code:</td>
<td>Town &amp; Postal Code:</td>
<td></td>
</tr>
</tbody>
</table>

Name of municipal or county staff person that directed you to this form: Susanna Reid - County of Huron

Legal Description:
Part of Peter Street and All of Park Lots 9, 23 and 24. Registered Plan 432, Turnberry. Municipality of Morris-Turnberry

2. Location of the Subject Property (complete applicable lines)

<table>
<thead>
<tr>
<th>Municipality: Morris-Turnberry</th>
<th>ARN (Roll) #: 400049003000860</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concession:</td>
<td>Lot number(s):</td>
</tr>
<tr>
<td>Registered Plan:</td>
<td>Lot block(s):</td>
</tr>
<tr>
<td>Reference Plan:</td>
<td>Part number:</td>
</tr>
<tr>
<td>Municipal Address (911 number, street, town): 688 Josephine Street North</td>
<td></td>
</tr>
</tbody>
</table>

The property is in a Wellhead Protection Area: Zone □ A □ B □ C (check all that apply)

3. Description of Proposal (check all that apply)

<table>
<thead>
<tr>
<th>Planning Application</th>
<th>Building Application</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Creation of a new lot or severance</td>
<td>□ New structure</td>
</tr>
<tr>
<td>□ Addition to an existing lot</td>
<td>□ Expansion or conversion of existing structure</td>
</tr>
<tr>
<td>□ New development</td>
<td>□ Change of use</td>
</tr>
<tr>
<td>□ Minor variance</td>
<td>□ New or replacement septic system</td>
</tr>
<tr>
<td>□ Official Plan amendment</td>
<td>□ New well</td>
</tr>
<tr>
<td>□ Re-zoning</td>
<td>□ Geothermal system</td>
</tr>
<tr>
<td>□ Other (describe)</td>
<td>□ Other (describe)</td>
</tr>
</tbody>
</table>

Please describe why a building permit or zoning change is required. If this is a commercial, industrial or agricultural operation, briefly describe your current operation and if it will change.

Construct new 3,000 square meter building for light industrial use (warehouse and assembly of fabric building components)
4. Current or Proposed Activities Associated with the Application:

Check off any of the following that may occur on this property:

- Fuel handling and storage, more than 250 litres
- Liquid fuel (e.g., gasoline or diesel)
- Fuel oil (heating)
- Waste oil used for heating
- Location: Above ground  Below ground  Below grade (basement)
- Storage or handling of paints and other coatings (e.g., stains, enamels, lacquers, rust paint, etc.)
- Storage or handling of dry cleaning chemicals  Organic solvents
- Automotive repair or maintenance (e.g., waste oil, degreasers, epoxies, etc.)
- Industrial manufacturing and processing (furniture stripping, metal paints, chemical solvents, adhesives, etc.)
- Storage or handling of solvent-based degreasers or liquids for washing metal parts
- Road salt storage, outside > 5,000 tonnes
- Snow storage, more than 1 hectare
- Storm-water drainage system, on property
- Storm-water management system handling run off from more than 10 hectares (ha)
- Oil and water separator
- Application of fertilizers, pesticide or manure to land  Grazing and pasturing of livestock
- Handling and storage of fertilizers, pesticides, or manure
- Application, handling or storage of non-agricultural source material (bio-solids, food waste)
- Nutrient Management Plan or Strategy applies to property

5. Declaration (either the owner or authorized agent must sign and date this form)

I, ____________________________, declare that all of the information provided on this Restricted Land Use Screening Form and attached documentation is true to the best of my knowledge.

Signature of Owner  June 28, 2017

OR

Signature of Applicant or Authorized Agent  Date  Digital Signature (if available)

Regional Risk Management Office Contacts
Ausable Bayfield Conservation Authority  71108 Morrison Line, RR #3, Exeter ON N0M 1S5
Phone: 519-235-2610 or 1888-286-2610  Fax: 519-235-1963  Website: www.sourcewaterinfo.ca
Mary Lynn MacDonald  519-235-2610 ext. 247  mmacdonald@abca.on.ca
Donna Clarkson  519-335-3557 ext 224  dclarkson@abca.on.ca

Note: All information is collected pursuant to the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) and the Clean Water Act.
THE CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW No. 65 - 2017

“Being a by-law to adopt a Site Plan Agreement with “ 2573306 Ontario Inc. ”

WHEREAS Section 5 of the Municipal Act, R.S.O. 2001, as amended, provides that a municipal power shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS Council of the Corporation of the Municipality of Morris-Turnberry deems it expedient to enter into a Site Plan Agreement with '2573306 Ontario Inc.:

NOW THEREFORE Council of the Corporation of the Municipality of Morris-Turnberry enacts as follows:

1. That the Site Plan Agreement with '2573306 Ontario Inc', attached hereto, is hereby adopted.

2. That the Mayor and Clerk are hereby authorized to sign the Site Plan Agreement on behalf of the Municipality.

3. That this By-law takes effect upon the date of final passing thereof.

Read a First and Second Time 4th day of July, 2017.

Read a Third Time and Finally Passed 4th day of July, 2017.

______________________________  ______________________________
Paul Gowing, Mayor            Nancy Michie, Clerk

I, Nancy Michie, Clerk of the Municipality of Morris-Turnberry, hereby certifies that this is a true copy of By-law No. 65-2017, for the Municipality of Morris-Turnberry, duly passed by Council on the 4th day of July, 2017

______________________________  ______________________________
Nancy Michie, Clerk
CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

SITE PLAN AGREEMENT

between

“2573306 Ontario Inc”
known as ‘BriteSpan’

- and -

THE CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

Dated the 4th day of July,
2017

The Corporation of the Municipality of Morris-Turnberry
41342 Morris Road
PO Box 310,
Brussels, ON N0G 1H0
THIS SITE PLAN AGREEMENT made in triplicate on the 4th day of July, 2017 A.D.

BETWEEN:

THE CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY
(hereinafter referred to as the “Morris-Turnberry”)
OF THE FIRST PART

- and -

2573306 Ontario Inc. known as ‘BriteSpan’
(hereinafter referred to as the “Owner”)
OF THE SECOND PART

WHEREAS the Morris-Turnberry has designated lands within the municipality as areas under site plan control pursuant to Section 41 of the Planning Act.

AND WHEREAS the Owner desires to develop the subject lands in accordance with the plan attached hereto.

AND WHEREAS Morris-Turnberry require the Owner to enter into this Agreement as a condition of site plan approval.

NOW THEREFORE WITNESSETH THAT in consideration of other good and valuable consideration and the sum of two dollars ($2.00) paid by each of the parties to the other, the receipt and sufficiency of which are hereby acknowledged, the Owner and the Municipality covenant, declare and agree as follows:

SECTION 1 – LANDS TO BE BOUND

1.0 The Lands to be bound by the terms and conditions of the Agreement (“the Subject Lands”), are located in the Municipality of Morris-Turnberry, and are more particularly described in Schedule “A” attached hereto.

SECTION 2 – COMPONENTS OF THIS AGREEMENT

2.0 The text and the following Schedules appended to this Agreement constitute the components as follows:

Schedule “A” – Legal Description of the Subject Lands being developed
Schedule “B” – Site Plan
Schedule “C” – Site Plan
Schedule “D” - Grading Plan

SECTION 3 – REGISTRATION OF AGREEMENT

3.1 This Agreement shall be registered on title to the Subject Lands as provided for by Section 41 (10) of the Planning Act, R.S.O., 1990, as amended, at the expense of the Owner;

3.2 The Owner agrees that all documents required herein shall be submitted in a form acceptable to the Municipality and suitable for registration as required.

SECTION 4 – BUILDING PERMITS

4.1 The Owner agrees not to request the Chief Building Official to issue a building permit to carry out the development until such time as this Agreement has been registered on title to the Subject Lands and a registered copy of same has been provided to the Municipality.
4.2 It is agreed that if the Owner fails to apply for a building permit to implement this agreement within twelve (12) months from the date upon which the building permit would be available, then Morris-Turnberry, at its option has the right to terminate said Agreement and require that a new Site Plan Agreement be submitted for approval and execution.

SECTION 5 – PROVISIONS TO THIS AGREEMENT

5.1 The Owner further covenants and agrees to develop the Subject Lands in accordance with the Site Plan attached as Schedule “B” and “C” and that no work will be performed on the Subject Lands except in conformity to all provisions of this Agreement.

5.2 The Owner shall be addressing grading and drainage and the storm water management, to the satisfaction of the Municipality, pursuant to Schedule ‘D’, as attached hereto, to this By-law.

5.3 The owner agrees to develop the site plan in accordance with the following:
   • Surfacing: Entrance/exit driveways, vehicle parking areas and vehicle manoeuvring areas shall be surfaced with a stable dust inhibiting surface (crushed stone, concrete, asphalt pavement or similar hard surface).
   • Snow Removal: All snow that is removed from the entrance/exit driveways, internal driveways, vehicle parking areas, and vehicle manoeuvring areas shall be removed from the subject property in a timely fashion or stored neatly on site. Snow will not be stored on boulevards, on any abutting road allowance, or stored in a manner to prevent visibility at any entrances.
   • Lighting: Exterior and/or outdoor lighting provided with the use of the subject property shall occur in accordance with the approved lighting plan and shall be located, installed and oriented to prevent glare on the adjacent properties and roadways.
   • Drainage: Surface water shall be controlled in such a manner that ensures there is no new or additional run-off onto adjacent properties and road right of ways/roads.
   • Landscaping: The Owner shall complete and maintain landscaping and planting on the lands in accordance with the approved site plan to the satisfaction of the Municipality.
   • Signage: Any proposed signage must be designed in accordance with the Municipality’s Signage By-law.
   • Fencing: A 1.75 meter high landscape buffer or solid wood fence will be installed where the subject property abuts neighbouring residences. This includes 100.58 meters on the north side of the driveway where the property abuts 696 Josephine Street North, 100.58 meters on the south side of the driveway where the property abuts 686 Josephine Street North, 31.94 meters along the rear lot line of 686 Josephine Street North and 80.46 meters along the rear lot line of 47 North Street West.
   • Entrance onto Josephine Street North: The owner shall make application for an entrance from Josephine Street North.

5.4 Connection to the Water and Sewer Services - The Owner agrees to terms for the Connection to the Water and Sewer Services, as follows:
   • Enter into an agreement with the Township of North Huron for provision of municipal services in the right of way.
   • Submit approved servicing/connection drawings to the Township of North Huron.
   • Submit connection fees/insurance to the Township of North Huron.
   • Submit a road occupancy application to the Township of North Huron.

5.5 Agreement for Water Line: That BriteSpan enter into an agreement with the owners of 686 Josephine Street North and 696 Josephine Street North, enter into an agreement with BriteSpan regarding the maintenance of the water line, for 686 Josephine Street North.
5.6 The Owner acknowledges that an Environment Compliance Approval permit from the 'Ministry of the Environment and Climate Change', is required.

5.7 The Owner acknowledges that should a fire hydrant be required on the property, pursuant to the Building Code Act, that the costs shall be borne by the Owner.

5.8 The Owner recognizes that the property is located in an area regulated under the Clean Water Act.

5.9 The Owner agrees to pay to Morris-Turnberry, the cost of its Municipal Solicitor and Municipal Engineer's invoices for reviewing of plans and specifications, preparation of agreements and consultations for all work associated with the preparation and implementation of the site plan agreement.

SECTION 6 – To recognize Drainage into the Gregory Municipal Drain:

6.1 The owner acknowledges and agrees to pay all costs in regards to the Section 65 (3) Report, under the Drainage Act, to recognize that the use of land has changed significantly.

6.2 The owner recognizes the drainage obligations under the Drainage Act, in relation to the Gregory Municipal Drain, Branch B and also the Civil Law for 1/ Contractual Rights; 2/ Property Rights; 3/ Torts.

6.3 The Municipality recognizes the drainage obligations under the Drainage Act, in relation to the Gregory Municipal Drain, Branch B and also the Civil Law for 1/ Contractual Rights; 2/ Property Rights; 3/ Torts.

6.4 The owner recognizes that the Storm Water Management facility must be monitored, to ensure that the system is operating properly. Unless noted otherwise in an MOECC ECA, the functional and inspection monitoring is to include these minimum activities:

- An inspection, at BriteSpan’s responsibility, at the onset of each season (minimum 4 times per year) and following significant rainfall events shall be completed. Additional monitoring may be required following significant rainfall events or in response to public inquiries. The following information should be included in an inspection form:
  o Review of inlet/outlet related to obstructions
  o Water levels
  o Inspection of structures
  o Notice of any contamination or accumulation of trash
  o Evidence of malfunctioning such as overtopping
  o Excessive vegetation
  o Evidence of erosion and/or seepage
  o Evidence of sediment accumulation
- The initial inspections will be completed within 30 days of completion of the storm water management pond
- Corrective measures shall be undertaken if the performance of the facility is being impacted by the items noted above.
- Inspections should be completed quarterly for a period of 2 years, and annually afterwards
- Records and photos should be kept for a period of two years and are to be provided to the Municipality when requested.

6.5 In the event that neighbouring property owner(s) experience flooding, the affected owner may inform the Municipality, and the Municipality may require that BriteSpan:
1. Provide SWM maintenance records to the Municipality of Morris-Turnberry;
2. Allow for the SWM plan maintenance records to be reviewed by a professional engineer, Municipality of Morris-Turnberry and Maitland Valley Conservation Authority;
3. If it is determined that the BriteSpan storm water management plan was the cause of flooding on neighbouring properties, BriteSpan will be financially responsible and otherwise required to make improvements to the storm water management system to the satisfaction of the Municipality of Morris-Turnberry and the Maitland Valley Conservation Authority.
SECTION 7 – BINDING PARTIES, ALTERATION, AMENDMENT, EFFECT, NOTICE, PENALTY

7.1 This Agreement may only be amended or varied by a written document of equal formality herewith duly executed by the parties hereto and registered against the title to the Subject Lands.

7.2 The Owner further agrees to complete the items detailed on Schedule “B” and “C” to the satisfaction of the Municipalities within two (2) years of the date of registration of this Agreement.

7.3 Following completion of the works as evidenced in writing by the Municipality, the Owner shall maintain to the satisfaction of the Municipality, and at the sole expense of the Owner, all the facilities or works shown on Schedule “B” and “C”.

7.4 If the Owner fails to complete the items detailed on Schedule “B” and “C” within the prescribed time period, or fails to maintain them as set out above, Morris-Turnberry and its servants, agents and contractors shall have the right to enter onto the Subject Lands after thirty (30) days of the last notice of mailing to the Owner, to complete such works as Morris-Turnberry deems necessary in its sole discretion, and all expenses incurred by North Huron in doing such work shall become a charge against the Subject Lands, and may be recovered by court action or in a like manner as taxes. The Owner agrees that Morris-Turnberry shall not be liable to compensate the Owner, occupant, or any other person having an interest in the property for such actions or by reason of anything done or not done by or on behalf of Morris-Turnberry under the provisions of this Agreement.

7.5 This Agreement shall inure to the benefit of and be binding upon the respective successors and assigns of each of the Parties hereto.

7.6 The Agreement shall come into effect on the date of execution by the Municipality.

7.7 The Owner acknowledges that this Agreement is entered into under the provision of Section 41(7)(c) of the Planning Act, R.S.O., 1990, as amended.

7.8 Any notice required to be given pursuant to the terms hereto shall be in writing and mailed or delivered to the other at the following address:

To the Owner: 2573306 Ontario Inc
37651 Amberley Road, , RR 1, LUCKNOW, ON NOG 2H0

To the Municipality of Morris-Turnberry: The Corporation of the Municipality of Morris-Turnberry
41342 Morris Road, PO Box 310, Brussels, ON NOG 1H0

Section 8  SECURITIES:

In order to protect the Municipality in respect of its liability for holdback of costs under Section 17 of the Construction Lien Act (Ontario), as amended, and to ensure due performance of all work required under this agreement, the Owner shall deposit with the Municipality prior to the issuance of a building permit, a deposit cheque, in the form and content satisfactory to the Municipality, in the amount of $30,000.00, which will be held on file until completion of the project, to the satisfaction of the Chief Building Official and municipal engineer. If an extension is required, a current deposit cheque in the amount of $30,000.00 must be submitted to the Municipality.
IN WITNESS WHEREOF the Owner, Morris-Turnberry have caused their corporate seals to be affixed over the signatures of their respective signing officers.

SIGNED, SEALED AND DELIVERED
in the presence of
2573306 Ontario Inc.

I/we have the authority to bind the Corporation.

'Ben Hogervorst'

The Corporation of the Municipality of Morris-Turnberry

Mayor  Paul Gowing

Clerk  Nancy Michie
SCHEDULE “A”
LEGAL DESCRIPTION OF SUBJECT LANDS

Note: It is understood and agreed that this Schedule forms part of the Municipality’s Agreement.

PIN 41049- (LT)
Part of Peter Street and All of Park Lots 21 & 22 and part of Park Lots 9, 23 and 24, Registered Plan 432, Turnberry
Municipality of Morris-Turnberry
Proposed Fabric Facility
Britespan Building Systems, 689 Josephine Street North, Wingham ON

Title Page - Key Plan & OBC Matrix

List of Drawings

1. Site Plan - Subject Property
2. Proposed Fabric Facility
3. Proposed Site Plan & OBC Matrix
4. Site Plan - Proposed Building

Note: It is understood and agreed that this Schedule forms part of the Municipality's Agreement.
SCHEDULE “D”
LOT GRADING PLAN

Note: It is understood and agreed that this Schedule forms part of the Municipality’s Agreement.
Report to the Council on July 4th, 2017
Subject: Deeming By-law for Lot 48 and 49 Plan 162
Located at 25 & 27 John Street, Belgrave
Report prepared by: Nancy Michie

Recommendation: That the Council of the Municipality of Morris-Turnberry receive the report and give consideration to pass By-law No. 67-2017

Executive Summary:
Mike and April Irwin requested to have their 2 lots, Lot 48 & 49 Plan 162 in Belgrave, as one lot. Their septic system is located on Lot 49 and residence on lot 48. They wish that the 2 lots be deemed as one lot as the lots cannot be sold separately.

Pending passage by Council of the By-law, the owner is notified of the passing of the By-law and following 20 days, the by-law can be registered on title. At that time the By-law shall come into effect. All costs will be borne by the property owners.

Belgrave Water Charge: The owners of the property have requested that the water charge for Lot 49 be revoked, as they will not be constructing a residence on Lot 49. The capital charge is $5968.38.

Thank you.
To: Mayor Paul Gowing  
Morris-Turnberry Council  

From: Susanna Reid, Planner  

RE: Application to deem a lot to be outside of a Plan of Subdivision  

Date: June 29 2017  

RECOMMENDATIONS  
That a by-law be approved to deem Lot 48 and 49, Plan 162, Morris, Municipality of Morris-Turnberry to not being a plan of subdivision for subdivision control purposes.  

That the deeming by-law for Lots 48 and 49, Plan 162 be registered on title.  

PURPOSE OF APPLICATION  
The applicants (Mike and April Irwin) own property described as:  
- Lots 48 and 49, Registered Plan 162, Morris, Municipality of Morris-Turnberry  

They have applied to deem these lots to not be a lot in a plan of subdivision. This will have the effect of merging these two lots.  

PLANNING COMMENTS  
Mike and April Irwin own Lots 48 and 49, Plan 162, 25 John Street in Belgrave. Both lots are designated Hamlet in Morris-Turnberry Official Plan and zoned VR1 (Village Residential) in the Morris-Turnberry Zoning By-law. Each lot is .2 acres. The residence is on Lot 48 and the septic system is on Lot 49.  

An application has been made to deem Lot 48 and 49, Plan 162 to not be a plan of subdivision so the lots will merge on title. This is so the residence and septic system will be on the same lot.  

The Planning Act requires that the municipality send a by-law to the property owners of the subject land within 30 days of the by-law passing. The owners have 20 days from the date of mailing to make representation to Council.  

The deeming by-law is not effective until the by-law has been registered at the land registry office. (Section 50(27)(28)).  

The Planning Department recommends that the deeming by-law be approved, and be registered on title.  

Susanna Reid, MCIP RPP  

"Planning with the community for a healthy, viable and sustainable future."
THE CORPORATION OF THE MUNICIPALITY OF MORRIS TURNBERRY

BY-LAW NO. 67-2017

Being a by-law to deem registered plans not to be registered

WHEREAS Section 50(4) of The Planning Act, R.S.O 1990 c.P. 13, as amended authorizes a municipality to designate any plan of subdivision or part thereof that has been registered eight years or more as not being a plan of subdivision for subdivision control purposes;

AND WHEREAS it is deemed expedient in order to control adequately the development of land in the municipality that a by-law be enacted pursuant to the said Section 50(4).

NOW THEREFORE the council of the Corporation of the Municipality of Morris-Turnberry ENACTS the following:

1. That the part of the subdivision described as follows, shall be deemed not to be part of the registered plan of subdivision for the purposes of section 50(3) of the Planning Act;
2. That these areas are identified on the attached Schedule ‘A’ which forms part of this By-law;
3. That these areas included are located in ‘Registered Plan No. ‘162’ Morris;
4. That this by-law shall be registered in the proper land registry office;
5. That the Mayor and Clerk are hereby empowered to sign and execute the said by-law;
6. That this by-law shall come into force and effect upon its enactment.

Read a first time this 4th day of July, 2017
Read a second time this 4th day of July, 2017
Read a third time and passed this 4th day of July, 2017

Mayor – Paul Gowing

Administrator Clerk - Treasurer - Nancy Michie

I. Nancy Michie, Clerk of the Municipality of Morris-Turnberry do hereby certify this copy as a true copy of the By-law No. 67-2017 passed by the council on the 4th day of July, 2017.

Nancy Michie
The following lands, located in the Municipality of Morris-Turnberry, shall be deemed by By-law No. 67-2017, not being a Lot on a “plan of subdivision”.

<table>
<thead>
<tr>
<th>Plan Number</th>
<th>Lots to be deemed</th>
<th>PIN</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/ Plan 162</td>
<td>Lot 48</td>
<td>41331 0121</td>
</tr>
<tr>
<td>2/ Plan 162</td>
<td>Lot 49</td>
<td>41331 0122</td>
</tr>
</tbody>
</table>
Report to the Council on July 4th, 2017
Subject: Operations Report
Presented by: Mike Alcock

Recommendation: That the Council of the Municipality of Morris-Turnberry receive the Public Works Operations Report for information

Executive Summary:
This report is intended to provide Council with an outline of Public Works Staff operations:

- The summer students continue to cut grass in the parks as well as perform other park maintenance duties and they are line trimming around guiderails and bridges.
- Our new Road Operators, Ken Higgins and Nick Campbell started on June 26th and are fitting in very well.
- The park benches in the Belgrave park have been recovered and are looking great.
- The temporary driveways have been installed to the lots in Belgrave to provide access to parking for the East Wawanosh 150th celebration.
- Maintenance gravel has been completed.
- All of the calcium for dust control has been applied.
- VanDriel Excavating has completed the first round of roadside mowing. This round was a single pass, and a double pass will be completed in the fall.
- Trees are being removed on St. Michaels in preparation for construction.
- A major storm hit Morris-Turnberry and surrounding areas on the night of June 22nd. Winter staff and part-time staff were called in to assist. Throughout the day on June 23rd road crews kept roads passable as the flood water worked its way ditches and drains towards major water courses. By midafternoon on June 23rd, water levels in ditches and drains from minor watersheds fell to acceptable levels and all roads were passable. A schedule was created to provide for continuous patrolling of low lying areas and trouble spots including the Bluevale dam, Lower Town Wingham, and other locations as the flood water made its way through creeks and rivers. All road staff (except the on duty patroller) were put on notice that their assistance could be required at any time and sent home to rest until they were required. The patrollers kept in contact with Maitland Valley CA and helped keep residents calm reassuring them that we were keeping an eye on things throughout the night. During the late afternoon and into the evening, water breached Jeffray Line and then Turnberry Street. Both roads were closed as a result. By noon on June 24th water levels were dropping in all areas in Morris-Turnberry.
Turnberry Street was opened in the late afternoon. Water levels continued to drop throughout the night. By the morning of June 25th water had stopped crossing Jeffray Line and work crews were called in to restore and reopen the road. All major damage to roads was restored and all roads were open by noon on June 25th.

The extra effort and dedication shown by Morris-Turnberry staff did not go unnoticed as they performed diligently throughout the flood event. They performed flawlessly and should be congratulated for their efforts.

Thank you.

Mike Alcock, Director of Public Works
Report to the Council on July 4th, 2017
Subject: Sale of 1997 Champion Grader
Presented by: Mike Alcock

- **Recommendation:** That the Council of the Municipality of Morris-Turnberry approve the sale of the 1997 Champion 740 Grader to Jade Equipment for the sale price of $25,000.

- and authorize the Mayor and Administrator Clerk-Treasurer to execute all required documents.

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**Executive Summary:**

At the Council meeting on June 20th, 2017 following some discussion on the disposition of the grader that is scheduled for replacement I informed Council that I would bring back a report outlining the options, including selling the grader on GovDeals.

GovDeals is an online auction that only sells items for government organizations. It is becoming increasingly popular and most municipalities are very pleased with the results. Items sold on GovDeals are subject to a 12.5% premium that is usually split between the buyer and the seller. GovDeals recommends a 7.5% seller's and 5% buyer's premium. The table below summarizes the various options and lists 3 graders for comparison that have sold on GovDeals in the past 12 months.

Anyone can buy from GovDeals. Auctions last for a period of 2 weeks. GovDeals handles the financial settlement. It is the responsibility of the buyer to pick up the item as is and where is. Many municipalities in the County including the County of Huron regularly use the services of GovDeals.

The seller (Municipality) uploads the description of the item, including pictures and video. The seller responds to relevant questions about the item from perspective buyers. The time commitment for staff throughout the selling process if minimal.
Options | Trade in Value | Sale Price | Value to Munic. (Inc. HST)
--- | --- | --- | ---
Jade Equipment Company Ltd. | | $25,000 | $25,000
Nortrax | $20,500 | | $20,861

GovDeals Summary

<table>
<thead>
<tr>
<th>Year</th>
<th>Model</th>
<th>Sale Price</th>
<th>Value to Munic.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1992</td>
<td>Champion 730A</td>
<td>$19,020</td>
<td>$17,594</td>
</tr>
<tr>
<td>1993</td>
<td>Champion 730A</td>
<td>$15,600</td>
<td>$14,430</td>
</tr>
<tr>
<td>2001</td>
<td>Champion 740A</td>
<td>$42,120</td>
<td>$38,961</td>
</tr>
</tbody>
</table>

Required sale price to break even with sale of our 1997 Champion 740 | $27,027 | $25,000

Comments:

GovDeals is a viable alternative to accepting a trade in or selling items at other types of auctions. In the case of the 1997 Grader, we have been offered a very competitive price from a reputable equipment dealer. To recoup more than the value offered by this dealer the selling price of the grader would need to exceed $27,027. The grader in question should realize a sale price on GovDeals between $20,000 and $30,000 (estimated).

Budget:

The value recuperated from the sale of the grader will be put towards the purchase of the replacement grader accepted by the Municipality.

Thank you.

Mike Alcock
Director of Public Works
June 29, 2017

Attention: Residents of Belmore

Re: Information Meeting

The Municipality of South Bruce, Township of Howick, Municipality of Morris Turnberry, R.J. Burnside & Associates Limited, County of Huron and County of Bruce would like to invite the residents of Belmore to attend a public meeting to explain the upcoming road closure of Huron Bruce Road for reconstruction purposes.

WHEN: Monday, July 10th, 2017  
TIME: 5:00 pm  
LOCATION: Belmore Community Centre/Library -91122 Belmore Line

This meeting will also provide an opportunity for residents to bring forth any questions you may have.

We thank you for your co-operation and patience during construction in your community.

If you have any questions or concerns regarding the work outlined above, please do not hesitate to contact me at the Municipal Office at 519-887-6137 Ext. 27.

Yours Truly

Mike Alcock  
Director of Public Works  
Morris-Turnberry
OCIF FUNDING NOW AVAILABLE

The Ontario Community Infrastructure Fund (OCIF) was introduced in 2014 as a permanent program that funds critical projects identified in the AMP on an annual basis. OCIF provides steady, long-term funding for small, rural and northern communities to develop their infrastructure by providing targeted funding for critical projects. OCIF has two components: formula-based and application-based funding.

Application deadline: Applications and all supporting documents are due by 5pm Eastern Daylight Time on September 27th, 2017.
This PSD Briefing covers the newly announced application-based top-up funding in-take.

CLICK HERE TO READ THE FULL BRIEFING

GRANT APPLICATIONS

PSD's team of research analysts is well versed in the trends, requirements, eligibility, and assessment criteria for municipal grant funding programs. PSD can provide your municipality with an assessment of the success factors for previous recipients of the grant in question, then assist with the completion or review of your application ensuring alignment with program requirements and application assessment criteria. PSD helped secure more than $1.6 million in OCIF funding for communities in 2017.

PSD Service Deliverables

- Review proposed activities for alignment with the requirements and assessment criteria for the application
- Provide recommendations to ensure the description of the proposed activities meet program requirements
- Assist with the final wording of the application
- Check for completion of all required components of application
- Check for alignment with the assessment criteria of the application
- Check for spelling/grammatical errors

CLICK HERE TO LEARN MORE ABOUT PSD GRANT APPLICATION SERVICES

"PSD is in closer contact with funding agencies to know what exactly they’re looking for. We’ve applied several times for funding for
## Drainage Tenders Bird/Cole Drain

<table>
<thead>
<tr>
<th>Name:</th>
<th>Price</th>
<th>Completion Date</th>
<th>Tender Deposit</th>
<th>Other:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 A G Hayter Contracting Ltd., 70098 Grand Bend Line, RR 3, PARKHILL, ON NOM 2K0</td>
<td>$195,955</td>
<td>$18,000</td>
<td>Tenders Received</td>
<td></td>
</tr>
<tr>
<td>2 Van Bree Drainage and Bulldozing Ltd., 7074 Nauvoo Road Warwick Township, ON NON 1J4</td>
<td>$183,340</td>
<td>$18,000</td>
<td>5%</td>
<td></td>
</tr>
<tr>
<td>3 Robinson Farm Drainage Limited 34834 Cassidy Road Ailsa Craig, ON NOM 1A0</td>
<td>$196,478</td>
<td>Bid Bond $18,000</td>
<td>5%</td>
<td></td>
</tr>
</tbody>
</table>

**Estimate:**
- Cole: $20,090
- Bird: $167,800

**Signatures:**
- Opened by: Nancy Michie, Administrator Clerk-Treasurer
- Time: 1:05 pm
- Close Date: Thursday June 29, 2017
- Opened: Thursday June 29, 2017

**Date:**

- 29/6/17
May 30, 2017

Via Email

To: All Municipal and Regional Councils of Ontario

Dear Sir/Madam:

Re: Ontario Carbon Tax

Please be advised that Council adopted the following motion at their meeting of May 29, 2017;

Whereas the Provincial Government passed legislation known as the Climate Change Mitigation and Low-Carbon Economy Act, 2016, S.O.2016, c.7 including Reg. 144/16 The Cap and Trade Program and Reg. 143/16 Quantification, Reporting and Verification of Greenhouse Gas Emission;

And whereas on January 1, 2017 the Province of Ontario adopted a cap-and trade carbon pricing system which provides for the inclusion of a carbon fee for users of products derived from carbon based fuels;

And whereas the terms of an Ontario Energy Board ruling stated that the carbon fee will be included in the "delivery" line of natural gas bills and not listed separately;

Be it resolved that the Council of the Town of New Tecumseth requests the government of Ontario insist that all bills from companies supplying products derived from carbon based fuels, including but not limited to, products such as natural gas, propane, hydro, gasoline and furnace oil, to Ontario residents show the carbon fee/tax on a separate line of the bill;

And further that the Province of Ontario be required to annually report to Ontario Citizens on the proceeds of the carbon tax;
And further that this resolution be forwarded to the Premier, the Minister of Energy, MPP Jim Wilson, AMO and all Municipal and Regional Councils in Ontario requesting their support.

Yours truly,

Cindy Anne Maher, CMO
Clerk/Director of Administration Services

www.newtecumseth.ca
Report from the Flooding Event - June 23-25, 2017

Submitted by Nancy Michie - Administrator Clerk-Treasurer and CEMC

Date June 27, 2017

Executive Summary:

Heavy rainfall began on June 22, 2017 and continued into June 23, 2017. MVCA reported that the event exceeded the 2008 data and the 100 year event. There was significant flooding.

I received an email approximately 6:57 am from the Fre Bar Holdings - Alex and Ashley Farmer in the North Wingham area, who asked me to go to their farm at 90284 London Road. The extensive flooding was at North Wingham in the drainage area of the Gregory Drain.

I took pictures and went back to the office and contacted Dietrich Engineering- Morris-Turnberry Drainage Superintendent to inspect the site.

Telephone calls were received from:

John MacDonald- Britespan
Ron Clark- 696 Josephine Street North
Dixie Lee Arbuckle 90335 London Road
Rintoul Pools 645 Josephine Street North

Britespan also sent pictures that were taken around 6 am June 23, 2017.

The Public Works Department – contact Barry Shaw - extensive washouts on roads- staff patrolling, erecting barriers and repairing washouts.

There was a washout on Josephine Street North, at Rintoul Pools and the emergency entrance was washed out on the Gregory Drain, access into Braemar Home for the Aged. Extensive flooding at 200 Turnberry Street in Lower Town Wingham.

I met with Dave Clarke that day in regard to the County CEMC position. At that time he was contacted that Howick Township was meeting with MVCA in regards to the Gorrie Dam.

Flooding at the Municipal Office and Works Garage June 23, 2017, caused a backup of the septic system in the Works Garage. A restoration company was called in for the cleanup.
We were contacted several times by MVCA, Steve Jackson and Geoff King, who were monitoring the water levels on the Maitland River. The rainfall was estimated between 4.5 inches and 7 inches in various areas. MVCA recommended patrols of the low lying areas, in particular Lower Town and North Wingham. MVCA has a camera on the Bluevale Dam, so they can monitor the structure. They had pulled some boards on the Bluevale Dam. They were concerned about the Gorrie Dam.

I had advised Mayor Gowing of the current state from the storm.

I met with Mike Alcock and Barry Shaw and it was decided to patrol the low lying areas continuously during the night of June 23, 2017.

Letters were prepared for the properties at risk for evacuation and were delivered by Public Works.

North Huron was opening their Evacuation centre at the Wescast Community Complex and offered the service to Morris-Turnberry, if required.

MVCA contacted the office around 4:30 pm to advise that the Emergency spillway on the Gorrie Dam had breached. At 5:10 pm the report from MVCA was that the Gorrie Dam did not create a big surge. Water was predicted to crest in Harriston around 5 pm.

The Council Control Group members were advised of the status of events and were placed on notice that it may be required to call the Control Group together, if the situation worsened. The Group was notified Saturday that a meeting would not be required. The other members of council were advised of the status of events.

I was in constant communication with Public Works and MVCA and David Clarke the County CEMC. Jeffary Line was closed to traffic due to the flooding.

I issued a Notice to the Residents Friday Night, Saturday Morning and Saturday around 1:30 pm. Notices were placed on the website, twitter and CKNX.

The Notice advised of the situation, Road Closure and the status of the Bluevale Dam. The residents were advised to avoid watercourses and were cautioned to test the drinking water in private wells. Morris-Turnberry Public Works would be monitoring the situation continuously.

It was reported from MVCA that the water level dropped 4 feet in Harriston through the night of June 23-24, 2017.

A second notice was sent at June 24, 2017 at 7:15 am.
The water started to recede through Saturday. We still had constant communication with MVCA and Public Works.

A 3rd notice was sent out around 1:30 pm June 24, 2017 to advise that the water was receding and the threat had passed.

Saturday June 24, 2017, MVCA contacted me to advise that there was a severe storm over the lake and the storm expected to hit the Wingham area around 6 pm. The storm did not hit Wingham. At the same time MVCA advised there was a concern at the Brussels Dam. Huron East assisted MT Public Works for that issue.

By Sunday June 25, 2017, the water had diminished and flooding conditions greatly improved.

On Monday, June 26, 2017, I was contacted by the Ministry of Municipal Affairs to determine damage in the area. They held a conference call at 1:30 pm to review process for the Municipal Disaster Recovery Assistance (Municipal Costs) and the Disaster Recovery Assistance for Ontarians (private property owners).

I then sent the link to the property owners who have advised the office of property damage.

On Tuesday June 27, 2017, Chris Dietrich, Drainage Superintendent visited the area to meet with some property owners and inspect the area.

On Tuesday June 27, 2017, I attended a County Emergency Planning Meeting, where I reported on the sequence of events.

Thank you.

Attachments: Notices received from MVCA

Cc: Members of Council
    Mike Alcock- Director of Public Works
    Ministry of Municipal Affairs
    David Clarke County CEMC
    Britespan Industries
    Ron Clarke
    Rintoul Pools
Watershed Conditions Statement - Water Safety

Heavy overnight rains causing streams and rivers to rise rapidly

Rainfall amounts across the Maitland and Nine Mile River watersheds overnight varied significantly as thunderstorms persisted over the region. Amounts varied between 40 mm and 130 mm.

Small streams are reacting quickly and rising as much as 0.5 m in an hour in some areas. Larger rivers will continue to rise throughout the day and into tomorrow.

The public is reminded that unseasonably fast flows will create hazardous conditions around all watercourses.

Municipal officials are asked to monitor roads for localized washouts and flooding due to the intense nature of the rainfall.

Maitland Conservation will continue to monitor conditions and update this message if required.

This message is in effect until 12:00 noon on Monday June 26, 2017.

Confirmation of receipt of this message: not required

- End of Message -

Contact: Stephen Jackson, Flood and Erosion Safety Services Coordinator
sjackson@mvca.on.ca
519-357-0890

Types of Flood Messages:

Watershed Conditions Statement - Water Safety - General watershed conditions are being assessed for high runoff potential that could lead to flooding, and to remind the public of general river safety issues.

Watershed Conditions Statement - Flood Outlook - Early notice of the potential for flooding based on weather forecasts calling for heavy rain, snow melt, high wind or other conditions that could lead to high runoff, cause ice jams, lakeshore flooding or erosion.

Flood Watch - Flooding is possible in specific watercourses or municipalities. Municipalities, emergency services and individual landowners in flood-prone areas should prepare.
Flood Warning - Flooding is imminent or already occurring in specific watercourses or municipalities. Municipalities and individuals should take action to deal with flood conditions. This may include road closures and evacuations.
Updated Watershed Conditions Statement - Water Safety

Message: 4.1.2
Issued at: 9:00 a.m. Friday June 23, 2017
Issued by: Maitland Valley Conservation Authority - Flood Forecast Centre
To: All Municipalities in Maitland Conservation's area of jurisdiction, including the Nine Mile River watershed, and Media

The Watershed Conditions Statement - Water Safety issued earlier today remains in place for the Maitland and Nine Mile Watersheds. Updated monitoring indicates that across the watersheds between 60 mm and 170 mm of rain fell overnight and early this morning.

Municipal officials are asked to monitor roads for localized washouts and flooding. The public is reminded that unseasonably fast flows will create hazardous conditions around all watercourses.

Maitland Conservation will continue to monitor conditions and update this message if required.

This message is in effect until 12:00 noon on Monday June 26, 2017.

Confirmation of receipt of this message: not required

Flood Warning – Town of Minto, Harriston Trailer Park

Message: 4.3.1
Issued at: 7:10 a.m. Friday June 23, 2017, updated at 10:00 a.m. Friday June 23, 2017
Issued by: Maitland Valley Conservation Authority - Flood Forecast Centre
To: Town of Minto and Media

A Flood Warning has been issued for the Trailer Park in Harriston as a result of intense rainfall overnight and this morning. Rainfall amounts of 110 mm to 170 mm have been recorded in the area.

Municipal officials should be prepared to evacuate the Trailer Park in Harriston.

Water levels will exceed the levels recorded in 2008. Levels are expected to rise slowly throughout the day before dropping this evening. Flooding is expected in low lying areas and road washouts may occur. The public is reminded to stay away from all watercourses and never attempt to drive through flooded areas.

Maitland Conservation will continue to monitor conditions and update this message if required.

This message is in effect until 12:00 noon on Saturday June 24, 2017.

Confirmation of receipt of this message: Is required by the Town of Minto

Flood Watch – Township of Howick
Message: 4.2.1
Issued at: 7:40 a.m. Friday June 23, 2017
Issued by: Maitland Valley Conservation Authority - Flood Forecast Centre
To: Township of Howick and Media

Precipitation gauges indicate that the North Maitland River watershed has received between 100 mm and 170 mm of rain overnight and into this morning. As a result, a Flood Watch has been issued for the Township of Howick.

Municipal officials are requested to monitor low lying roads and structures.

The public is reminded to stay away from all watercourses and never attempt to drive through flooded areas. In addition, residents should be extremely mindful of water levels and flows around the mill ponds in Gorrie, and Wroxeter.

Maitland Conservation will continue to monitor conditions and update this message if required.

This message is in effect until 12:00 noon on Saturday June 24, 2017.

Confirmation of receipt of this message: Is required by the Township of Howick

Flood Watch — Township of North Huron, Blyth and Wingham

Message: 4.2.2
Issued at: 7:20 a.m. Friday June 23, 2017, updated at 10:00 a.m. Friday June 23, 2017
Issued by: Maitland Valley Conservation Authority - Flood Forecast Centre
To: Township of North Huron and Media

A Flood Watch has been issued for the Village of Blyth. Approximately 120 mm of rain fell in the area overnight and into this morning. As a result, the Blyth Brook has hit its highest level in 40 years.

Significant rain has also fallen over the North Maitland River watershed. Wingham has received approximately 100 mm of rain and higher amounts have recorded in the headwaters of the North Maitland River. As a result, a Flood Watch has also been issued for Wingham.

Municipal officials are requested to monitor low lying roads and structures. The public is reminded to stay away from all watercourses and never attempt to drive through flooded areas.

Maitland Conservation will continue to monitor conditions and update this message if required.

This message is in effect until 12:00 noon on Saturday June 24, 2017.

Confirmation of receipt of this message: Is required by the Township of North Huron

Flood Watch — Nine Mile Watershed

Message: 4.2.3
Issued at: 10:00 a.m. Friday June 23, 2017
Issued by: Maitland Valley Conservation Authority - Flood Forecast Centre
To: Township of Ashfield-Colborne-Wawanosh and Township of Huron-Kinloss and Media

Levels are continuing to rise in the Nine Mile River. Overnight rainfall amounts in the area range from 60 mm to 120 mm. As a result, a Flood Watch has been issued for the Nine Mile River watershed.

Municipal officials are requested to monitor low lying roads and structures. Maitland Conservation staff have reported seeing flooding in low lying areas in Port Albert.

The public is reminded to stay away from all watercourses and never attempt to drive through flooded areas.
Maitland Conservation will continue to monitor conditions and update this message if required.

This message is in effect until 12:00 noon on Saturday June 24, 2017.

Confirmation of receipt of this message: Is required by the Township of Ashfield-Colborne-Wawanosh

- End of Message -

Contact: Stephen Jackson, Flood and Erosion Safety Services Coordinator
sjackson@mvca.on.ca
519-357-0890

Types of Flood Messages:

Watershed Conditions Statement - Water Safety - General watershed conditions are being assessed for high runoff potential that could lead to flooding, and to remind the public of general river safety issues.

Watershed Conditions Statement - Flood Outlook - Early notice of the potential for flooding based on weather forecasts calling for heavy rain, snow melt, high wind or other conditions that could lead to high runoff, cause ice jams, lakeshore flooding or erosion.

Flood Watch - Flooding is possible in specific watercourses or municipalities. Municipalities, emergency services and individual landowners in flood-prone areas should prepare.

Flood Warning - Flooding is imminent or already occurring in specific watercourses or municipalities. Municipalities and individuals should take action to deal with flood conditions. This may include road closures and evacuations.
Flood Warning - North Maitland, Little Maitland and Lower Maitland River Watersheds
Flood Watch - Middle Maitland River Watershed and the Nine Mile River Watershed

Maitland Conservation is issuing a Flood Warning for the North Maitland, Little Maitland and Lower Maitland River watersheds. The Flood Warning issued earlier today for the Town of Minto remains in place. A Flood Watch is being issued for the Middle Maitland River watershed and the Flood Watch issued earlier today remains in place for the Nine Mile River watershed.

The intense rainfall that hit parts of the Maitland River watershed overnight is causing water levels in the rivers to rise quickly. Flooding is occurring in many low lying areas causing road washouts in numerous locations.

Maitland Conservation staff are closely monitoring levels at area dams including: Gorrie, Wroxeter, Wingham, Bluevale and Brussels. Based on flood forecasting modelling, there is the potential for water levels to over-top these dams. Municipal officials are requested to be prepared for this possibility. For the first time since its construction, water is flowing through the emergency spillway at the Gorrie Dam.

The public is reminded to stay away from all watercourses and never attempt to drive through flooded areas. In addition, residents should be extremely mindful of water levels and flows around the dams and are asked to stay away from these sites.

Maitland Conservation will continue to monitor conditions and update this message if required.

This message is in effect until 12:00 noon on Saturday June 24, 2017.

Confirmation of receipt of this message: Is required by:
Township of Howick
Township of Ashfield-Colborne-Wawanosh
Municipality of Central Huron
Municipality of Huron East
Township of Morris-Turnberry
Township of North Huron  
Township of Howick  
Town of Minto  
Town of Goderich

Contact: Stephen Jackson, Flood and Erosion Safety Services Coordinator  
sjackson@mvca.on.ca  
519-357-0890

Types of Flood Messages:

**Watershed Conditions Statement - Water Safety** - General watershed conditions are being assessed for high runoff potential that could lead to flooding, and to remind the public of general river safety issues.

**Watershed Conditions Statement - Flood Outlook** - Early notice of the potential for flooding based on weather forecasts calling for heavy rain, snow melt, high wind or other conditions that could lead to high runoff, cause ice jams, lakeshore flooding or erosion.

**Flood Watch** - Flooding is possible in specific watercourses or municipalities. Municipalities, emergency services and individual landowners in flood-prone areas should prepare.

**Flood Warning** - Flooding is imminent or already occurring in specific watercourses or municipalities. Municipalities and individuals should take action to deal with flood conditions. This may include road closures and evacuations.
Nancy Michie

From: Flood Messages <floodmessages@mvca.on.ca>
Sent: Saturday, June 24, 2017 10:41 AM
To: georgeabridge@gmail.com; bwhite@town.minto.on.ca; gordon@town.minto.on.ca; brian@town.minto.on.ca; c.harrow@mintofiredept.on.ca; lindad@wellington.ca; wayne.connor@westario.com; silvia.leonov@wdgpublichealth.ca; ron_faulkner_42@yahoo.ca; lynn.kergan@redcross.ca; Leanne.swantko@guelph.ca; Nancy Michie; Mike Alcock; Jamie Hefler; heflerfarms@wightman.ca; vnbrofarms@rogers.com; tpoole@winghampolice.ca; kadams@northhuron.ca; jmolenhuis@northhuron.ca; c.kregar@fdnh.ca; pberfelz@northperth.ca; lkowch@northperth.ca; ksnell@northperth.ca; juliebehms@northperth.ca; esmith@northperth.ca; operationsmanager@town.southbruce.on.ca; lmartin@town.southbruce.on.ca; david_west@bwdsb.on.ca
Subject: Maitland Conservation - Flood Warning Updates 06-24-2017
Attachments: Maitland Conservation - FloodWarning Updates 06-24-2017.pdf

Message: 4.3.3
Issued at: 10:00 a.m. Saturday June 24, 2017
Issued by: Maitland Valley Conservation Authority - Flood Forecast Centre
To: Township of Ashfield-Colborne-Wawanosh
Municipality of Central Huron
Municipality of Morris-Turnberry
Municipality of Huron East
Township of North Huron
Township of Howick
Township of Huron-Kinloss
Town of Minto
Town of Goderich
Municipality of South Bruce
Municipality of North Perth

Maitland Conservation is issuing the following flood message updates.

Flood Warning - North Maitland, Little Maitland and Lower Maitland River Watersheds

The Flood Warning for the North Maitland, Little Maitland and Lower Maitland River watersheds issued on June 23rd remains in place.

Water levels in Harriston have peaked and are now steadily dropping. It is expected that in Harriston the river will drop to near bankfull levels by approximately 2:00 p.m. today. Downstream in Wingham, water levels continue to slowly rise but are expected to peak by this afternoon.

In Bluevale the water level peaked overnight and is now dropping. There is a significant amount of debris caught up against the dam in Bluevale. Once water levels have dropped, and it is safe to do so, Maitland Conservation staff will assess the condition of the structure.

Unless conditions change significantly, the Flood Warning for the North Maitland and Little Maitland River watersheds will be terminated at 9:00 pm this evening.

Along the Lower Maitland River water levels are rising as the flood water makes its way through the river system. Shelter Valley Campground in the Municipality of Central Huron and Auburn Riverside Retreat in the Township of Ashfield-Colborne-Wawanosh, will experience flooding in the floodplain areas of the parks. The Flood Warning for the Lower Maitland River is expected to be in place until noon on Monday June 26th.
Municipal officials are requested to continue monitoring low lying roads and structures. The public is reminded to stay away from all watercourses and never attempt to drive through flooded areas.

**Flood Watch – Nine Mile River Watershed**

The Flood Watch issued on June 23, 2017 for the Nine Mile River watershed has been terminated.

**Watershed Conditions Statement - Water Safety**

The Watershed Conditions Statement - Water Safety issued on June 23rd remains in place for all other areas of the Maitland watershed.

Maitland Conservation will continue to monitor conditions and update this message if required.

This message is in effect until 9:00 p.m. on Saturday June 24, 2017.

- **End of Message** -

**Confirmation of receipt of this message is required by:**

- Township of Howick
- Township of Ashfield-Colborne-Wawanosh
- Municipality of Central Huron
- Municipality of Huron East
- Municipality of Morris-Turnberry
- Township of North Huron
- Township of Howick
- Town of Minto
- Town of Goderich

**Contact:**

Jeff Winzenried, Water Resources Technician
jwinzenried@mvca.on.ca
519-357-0890

**Types of Flood Messages:**

**Watershed Conditions Statement - Water Safety** - General watershed conditions are being assessed for high runoff potential that could lead to flooding, and to remind the public of general river safety issues.

**Watershed Conditions Statement - Flood Outlook** - Early notice of the potential for flooding based on weather forecasts calling for heavy rain, snow melt, high wind or other conditions that could lead to high runoff, cause ice jams, lakeshore flooding or erosion.

**Flood Watch** - Flooding is possible in specific watercourses or municipalities. Municipalities, emergency services and individual landowners in flood-prone areas should prepare.

**Flood Warning** - Flooding is imminent or already occurring in specific watercourses or municipalities. Municipalities and individuals should take action to deal with flood conditions. This may include road closures and evacuations.
Maitland Conservation is issuing the following flood message updates.

**Flood Warning - Lower Maitland River**

The Flood Warning for the Lower Maitland River issued on June 23, 2017 remains in place. The water level at Benmiller has been rising throughout the day but now appears to have plateaued. Given the volume of water in the river system it will take some time for the level to drop to seasonal norms. This Flood Warning is expected to be in effect until 4:00 p.m. on Monday June 26, 2017.

Municipal officials are requested to continue monitoring low lying roads and structures. The public is reminded to stay away from all watercourses and never attempt to drive through flooded areas.

**Flood Warning - North Maitland and Little Maitland River Watersheds**

The Flood Warning for the North Maitland River and Little Maitland River watersheds issued on June 23, 2017 has been lifted. The Watershed Conditions Statement - Water Safety issued on June 23, 2017 remains in effect for these watersheds.

**Watershed Conditions Statement - Water Safety**

The Watershed Conditions Statement - Water Safety issued on June 23, 2017 remains in place for all areas of the Maitland watershed. The public is reminded to exercise caution around all watercourses. Recreational users of the river are advised that flows will remain elevated for several days making activities such as fishing and canoeing unsafe.
The Watershed Conditions Statement is in effect until 4:00 p.m. on Thursday June 29, 2017.

Maitland Conservation is closely monitoring weather and river flow conditions. This message will be updated if conditions change.

- End of Message -

Confirmation of receipt of this message is not required.

Contact:
Jeff Winzenried, Water Resources Technician
jwinzenried@mvca.on.ca
519-357-0890

Types of Flood Messages:

**Watershed Conditions Statement - Water Safety** - General watershed conditions are being assessed for high runoff potential that could lead to flooding, and to remind the public of general river safety issues.

**Watershed Conditions Statement - Flood Outlook** - Early notice of the potential for flooding based on weather forecasts calling for heavy rain, snow melt, high wind or other conditions that could lead to high runoff, cause ice jams, lakeshore flooding or erosion.

**Flood Watch** - Flooding is possible in specific watercourses or municipalities. Municipalities, emergency services and individual landowners in flood-prone areas should prepare.

**Flood Warning** - Flooding is imminent or already occurring in specific watercourses or municipalities. Municipalities and individuals should take action to deal with flood conditions. This may include road closures and evacuations.
Maitland Conservation is issuing the following flood message update.

Flood Warning - Lower Maitland River

The Lower Maitland River peaked on Saturday June 24, 2017 at approximately 10:00 p.m. and levels have been slowing dropping since then. As a result, the Flood Warning for the Lower Maitland River issued on June 23, 2017 has been lifted.

Although levels are continuing to drop, the flow in the Lower Maitland River remains very fast. As of 2:00 p.m. today the river was flowing at 196 m³/s at Benmiller. At this time of year the average flow at Benmiller is 20 m³/s. The public is reminded to use extreme caution around all watercourses.

Watershed Conditions Statement - Water Safety

The Watershed Conditions Statement - Water Safety issued on June 23, 2017 remains in place for all areas of the Maitland watershed. The public is reminded to exercise caution around all watercourses. Recreational users of the river are advised that flows will remain elevated for several days making activities such as fishing and canoeing unsafe.

The Watershed Conditions Statement is in effect until 4:00 p.m. on Thursday June 29, 2017.

Maitland Conservation is closely monitoring weather and river flow conditions. This message will be updated if conditions change.

- End of Message -

Confirmation of receipt of this message is not required.

Contact:
Stephen Jackson, Flood and Erosion Safety Services Coordinator
sjackson@mvca.on.ca
519-357-0890

Types of Flood Messages:

Watershed Conditions Statement - Water Safety - General watershed conditions are being assessed for high runoff potential that could lead to flooding, and to remind the public of general river safety issues.
Watershed Conditions Statement - Flood Outlook - Early notice of the potential for flooding based on weather forecasts calling for heavy rain, snow melt, high wind or other conditions that could lead to high runoff, cause ice jams, lakeshore flooding or erosion.

Flood Watch - Flooding is possible in specific watercourses or municipalities. Municipalities, emergency services and individual landowners in flood-prone areas should prepare.

Flood Warning - Flooding is imminent or already occurring in specific watercourses or municipalities. Municipalities and individuals should take action to deal with flood conditions. This may include road closures and evacuations.
AMO Email to Municipal Officials re: NDMP

Flooding is the most common natural disaster in Ontario and climate change is contributing to an increase in flood events. This is putting a significant and escalating financial burden on governments and communities.

Did you know the federal government’s National Disaster Mitigation Program (NDMP) could provide funding for up to 50% of the costs of your flood mapping or mitigation project, up to a maximum of $1.5M per project? An organization may submit multiple projects and projects can address riverine and/or urban flooding.

To learn more, register for one of the two webinars on the NDMP hosted by the Ontario Ministry of Municipal Affairs on **July 7 from 2-3pm** or **July 19 from 11am-12pm**.

This webinar will provide an overview of the program, eligibility criteria, and how to submit an application. Register now as space is limited.

You can learn more about the NDMP by visiting the Ministry of Municipal Affair’s [webpage](#).

Much of the federal funding commitment for the NDMP remains unspent, and Ontario has been highly successful in getting proposals federally approved. The deadline to submit an application is September 15. This intake can support a substantial increase in the number and value of flood mitigation projects.

Please circulate this message to anyone who may be interested in the NDMP, such as those in public works, emergency management, or planning roles.

Thank you
Report to the Council on July 4th, 2017
Subject: OMB appeal for 746 Josephine Street North, Wingham
Appealed by: Steven James Christie
Report prepared by: Nancy Michie

Recommendation: That the Council of the Municipality of Morris-Turnberry receive the report in regards to the withdrawal of the appeal by Steven Christie, for the OMB appeal of By-law No. 15-2017

Executive Summary:
Steven Christie has withdrawn his appeal to the OMB in regards to 746 Josephine Street North.

The withdrawal has been forwarded to the OMB and we are awaiting confirmation so that the Zoning By-law can be certified.

A letter has been received from the OMB, that the file is closed and the hearing scheduled for July 19, 2017 is cancelled.

Thank you.
July 4, 2017

WHEREAS access to natural gas infrastructure is limited in parts of the Municipality of Morris-Turnberry and increased access will provide more affordable and reliable energy;

AND WHEREAS expanding access to natural gas within the Municipality of Morris-Turnberry is a key strategic priority supported by council;

AND WHEREAS access to natural gas for residents, farms and business will provide an economic advantage;

AND WHEREAS natural gas access can provide residents on higher-emitting fuels with a lower carbon energy source that will help reduce greenhouse gas emissions;

AND WHEREAS the Municipality of Morris-Turnberry is supporting an application submitted by a natural gas distributor or supplier to the Government of Ontario, for a grant from the provincial Natural Gas Grant Program, to expand the natural gas system to service Walton and the Municipality of Morris-Turnberry has requested support of the application from the Municipality of Huron East, Municipality of Central Huron and Township of North Huron;

AND WHEREAS there are a number of residences and business on the Huron East side of the boundary in Walton that would benefit from an extension of natural gas to the community of Walton;

THEREFORE BE IT that the Council of the Municipality of Morris-Turnberry formally support an application submitted by a natural gas distributor or supplier to the Government of Ontario, for a grant from the provincial Natural Gas Grant Program, to expand the natural gas system to service Walton; and

THAT Council supports making a financial contribution towards the proposed project in an amount equivalent to the property tax of $8,000 per year, that would be recovered on the new natural gas infrastructure for a period of at least 10 years as per the natural gas grant program requirements;

THAT a copy of this resolution be forwarded along with the application to Ontario’s Natural Gas Grant Program.

Disposition
Natural Gas Grant Program Grant Applications Requirements

Thank you for your interest in applying for Ontario’s Natural Gas Grant Program. According to the program guidelines, Ontario’s Ministry of Infrastructure requires that applications must be:

1. A supporting council or band council resolution, indicating that:
   The municipality or First Nation is supportive of projects to provide natural gas access to areas under their jurisdiction, irrespective of the distributor or supplier proposing to do so

2. Make a financial contribution towards project costs:
   The contribution should be, at a minimum, equivalent to the municipal portion of property taxes recovered on the new infrastructure being built for a period of ten years; how this contribution is made is up to the discretion of the municipality or the First Nation in consultation with the distributor or supplier

******

Communities seeking to partner with Union Gas on applications to Ontario’s Natural Gas Grant Program are required to submit the following information by June 10 to jdurham@uniongas.com

☐ Map of desired service area, including:
   - Residential dwellings within potential service area
   - Commercial dwellings within potential service area
   - Industrial properties (excluding farms) within potential service area
   - Farms & agri-businesses (e.g. grain elevators, feed manufacturing) within potential service area
   - Institutional (e.g. municipal facilities, schools, hospitals) buildings within potential service area

☐ Information regarding the primary heating source in your community:
   - Approximately how many properties are currently heated using:
     - Electric baseboard
     - Electric forced air
     - Wood
     - Propane
     - Oil

☐ Who is your community’s local distribution company? Hydro One

******

After receiving your completed information package, Union Gas will determine and share with you the draft service map and tax equivalent amount on proposed infrastructure.

This information should be put forth in your resolution for approval to council. The second part of this application process requires that council motions be submitted to jdurham@uniongas.com by July 10 so that we can finalize your application with the Ministry.
Proposed Natural Gas Extension - Blyth to Walton
Map of Desired Service Area

List of Properties:
Residential Dwellings within the Potential Service area: 72
Commercial Dwellings within the Potential Service Area: 9
Industrial properties within the Potential Service Area: 4
Farm Properties (Graneries) within the Potential Service Area: 33
Agri-Business Properties within the Potential Service Area: 2
Institutional Properties within the Potential Service Area: 5

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125
Extending Natural Gas Service: *Morris-Turnberry*

July 4, 2017
Union Gas

Major Canadian natural gas storage, transmission and distribution company based in Ontario

Over 100 years of experience and safe service to customers

Dawn Storage facility – largest underground storage facility in Canada

1.4 Million
Retail Customers

1.2Tcf
Pipeline Throughput

65,390 km / 40,630 mi
Distribution Pipe

165 Bcf
Storage Capacity

4,850 km / 3,015 mi
Transmission Pipe

Dawn Hub, one of the top-5 physically traded hubs in North America

Assets of $7.2 billion, ~1.4 million customers, ~2,300 employees

One of Canada's Top 100 Employers 2011-2017

An Enbridge company
Why We Are Here

- Expanding access to natural gas supports local economic growth, creating jobs and improving the lives of Ontario families and business.
- Natural gas continues to be a low cost, reliable and clean energy solution.
- Union Gas’ rates are regulated and are currently the lowest in Ontario.
- Compared to propane or oil, natural gas has the lowest greenhouse gas emissions.
Average Ontario
Estimated Annual Cost of Energy
(annual average use of 82 GJ)
The Ontario Energy Board (OEB) is an independent regulatory body which has jurisdiction over production, distribution, transmission and storage of natural gas in Ontario.

- OEB approves natural gas rates quarterly.

Within Union Gas’ regulatory framework, existing customers cannot subsidize the costs of new customers.

- Other utilities operate under a different regulatory framework.

- Economic model is approved by the OEB.

- OEB sets specific metrics we need to achieve.
Ontario’s Natural Gas Grant Program

The Program:
- Ontario is helping to expand access to natural gas across the province
- Municipalities, First Nations and unincorporated areas are eligible
  - $70m for community expansion,
  - $30m for economic development opportunities
- Applications to be submitted by natural gas distributor
- Cost of converting equipment and connecting individual properties are not eligible for coverage
What would expansion look like?

**Customer Rate** - volumetric surcharge in addition to Union’s current rates for a limited time period

**Customer Term**: 40 years

**Municipal Contribution***: $8,000 (equivalent to the incremental increase in property taxes for minimum 10 years) as per requirements

**Government Aid****: Union Gas will submit this amount to the provincial government as part of the application

**Timing**: 2019 at the earliest pending approvals

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* This number is provided as an initial estimate based on preliminary design, may change slightly depending on final design / construction

** This number is confidential due to the commercially sensitive nature of the applications
Proposed Service Map*

* Initial design; subject to change based on community input/development approvals/regulatory process.
Our Commitment to you:
• Union Gas would submit grant application with relevant data
• If successful, Union Gas would submit the project to the Ontario Energy Board for final approval

What we need from you:
• Demonstration of support for project via a municipal resolution
• Make a financial contribution towards project costs
  • Contribution must be equivalent to property tax recovered from new natural gas infrastructure over a minimum of a ten-year period
• Pending approval, a commitment from the municipality to work together to identify favourable running lines to ensure minimized capital costs
Timeline

Application by Union Gas
Supporting Municipal Resolution/Contribution
(Deadline - July 31)

Allocation of Natural Gas Grants
(Outcome TBD)

Ontario Energy Board Process
(Outcome TBD)

Grant funding for successful projects is distributed to fund construction
We:

• Are prepared to partner with your municipality on an application to the Natural Gas Grant Program (Due before July 31, 2017)

Our Ask of You:

• Demonstration of support for project via a municipal resolution
• A financial contribution towards project costs
  • Contribution equivalent to municipal portion of the property tax recovered from new infrastructure over minimum ten-year period
TO: Chair and Members of the Committee of the Whole
FROM: Michael Blumhagen, Treasurer
DATE: June 21, 2017
SUBJECT: Vacant Unit Rebate and Vacant/Excess Land Subclass Tax Reductions

RECOMMENDATION:
It is recommended that a policy be adopted to phase out the current vacancy rebate program over a three year period starting in 2018 with the complete elimination by 2020, subject to the outcome of community consultations.

BACKGROUND:
In December 2016, the province amended sections 313 and 364 of the Municipal Act, 2001, in order to provide municipalities to amend or eliminate subclass tax rate reductions for vacant land and vacancy rebates for vacant portions of building. Sections 313 sets out the rules for the subclass tax rate reductions for vacant and excess land and Section 363 sets the rules for rebates to vacant buildings.

Further regulation by the Minister will be required for municipalities wishing to make changes to these programs. Please refer to Appendix A for program details and a checklist from the Ministry of Finance. The current legislation has been in place since 1998. Part of the process requires engagement of the business community.

Currently, the County of Huron has established a 30% reduction in taxes for eligible properties in the vacant and excess commercial and industrial tax classes. The 30% reduction also applies to commercial and industrial properties that have vacant units for a period of at least 90 consecutive days.

The province initiated a review of this process after municipalities have identified several issues with the current program and some are as follows:
- MPAC has changed their valuation practices and will now discount the assessed value of commercial and industrial properties to reflect vacancies.
- The Assessment Review Board were granting rebates to properties for circumstances that were not previously considered, such as with labour disruptions and lockouts.
- The existing policy provided a disincentive for landlords to find new tenants as there are no time constraints or limitations on the eligibility for vacancy rebates.

COMMENTS:
The proposed changes have been discussed with the Huron County Clerks and Treasurers and it is being recommend that Huron County initiate a review of the vacant unit program and engage the business community. The vacant unit rebate program has created a significant financial and administrative burden on the local municipal partners.
At this point, there are no changes being recommended for the vacant/excess land subclasses in order not to discourage future commercial and industrial growth. While there is a cost to providing the industrial and commercial subclass, the challenges are not as significant as with the vacant unit rebate.

There are some pros and cons with respect to the elimination of the vacant unit rebate. The pros or advantages for the elimination of the program are:

1. Normal and chronic vacancy are included in the income valuation of commercial properties by MPAC. Obsolescence is included as a factor in the cost valuation of industrial properties by MPAC. Therefore, it can be seen that the vacancy rebate program duplicates the valuation adjustments made by MPAC.

2. Vacancy rebates offer financial incentives to property owners who may be acquiring buildings for long-term speculation rather than immediate productive use.

3. Eliminating the vacancy rebate program may produce an incentive for property owners to more actively pursue productive use of vacant commercial and industrial properties.

The cons or disadvantage against the elimination of the vacancy rebate program are:

1. Property owners can argue that the vacancy rebate program offers tax relief in depressed areas of a municipality and provides funds to encourage productive use and occupancy.

2. In 1998 the business occupancy tax was added to the property tax and became a liability of the property owner. Prior to 1998, business tenants paid taxes directly to the municipality. As a result of this change, the vacancy rebate program was created to offset any increases in property tax as a result of vacant units, which would not have been subject to business occupancy tax prior to 1998.

If Council approves the process to review the elimination the vacancy rebate program, the County and local municipal Treasurers will solicit community feedback prior to September 15, 2017. This feedback will be solicited by:

1. Arranging a meeting with the Huron County Economic Development Board to advise of the proposed change and to seek feedback;

2. Communicating with Huron County’s local Business Improvement Areas and seek feedback from its members;

3. Placing notices in local publications and on the County and municipal partner websites;

A small working group has been formed of County and local municipal staff to analyze the data collected and present a Report to Council outlining the final recommendations on the vacant unit rebate along with any phase out methodology. The working group
consists of staff from the County, North Huron, Goderich and South Huron. If changes are approved based on this consultation, a request will be submitted to the Ministry of Finance prior to the end of 2017 for it to take effect in 2018.

**FINANCIAL IMPLICATIONS:**
The current municipal cost of providing the vacant unit rebate is approximately $130,000 and the cost of the vacant and excess land subclass is approximately $75,000 - $80,000. These figures do not take into account the school board portion of the rebates.

**ATTACHMENTS:**

Prepared by:

Michael Blumhagen

Approved by:

Brenda Orchard
Chief Administrative Officer
Programs Update

As announced in the 2016 Ontario Economic Outlook and Fiscal Review, municipalities now have broad flexibility to modify the vacant rebate and reduction programs to meet local circumstances, while considering the impact of such changes on the business community. The Province has an interest in continuing to ensure tax competitiveness and consistency for taxpayers and as such, has encouraged municipalities to engage with their local business community when considering program changes.

As the flexibility for the vacancy rebate and reduction programs is new for 2017, municipalities have requested additional information on the program changes being considered and the consultations being conducted in support. In response, the Ministry has completed a scan of municipal council resolutions related to this flexibility.

The Ministry provided municipalities with a bulletin and checklist in January 2017 (for copies, email info.propertytax@ontario.ca), which focus largely on municipal engagement with the business community, to assist municipalities considering changes to the programs. In support of the implementation process, the Ministry also coordinated two joint Municipal and Business Reference Group meetings to facilitate discussions between members of the business community and municipalities on the announced flexibility for the programs.

Examples of Consultations and Program Changes

Consultations

In addition to open council meetings and debates, municipalities have engaged businesses and the public using a variety of approaches, including public meetings/open houses, mail/email solicitation and online surveys. The following provides specific municipal examples.

- Public Meetings/Open Houses
  - Parry Sound: The Town held two open houses for the business community and the general public. The Town also shared the details of their proposed changes to the Downtown Business Association and Chamber of Commerce.
  - Peel Region: The Region held meetings with business owners in Caledon, Brampton and Mississauga and posted a questionnaire on the website to solicit feedback.
  - Toronto: The City held meetings with representatives from large commercial and industrial property owners, along with representatives from the City’s Business Improvement Areas. Public consultation sessions were open to all interested parties and an on-line survey was available through the City’s web site.
Mail/Email Solicitation

- **Hamilton**: Hamilton invited business owners to make written submissions and to appear in person at the General Issue Committee meeting. The municipality also met with the Business Improvement Area associations, the Chamber of Commerce, and circulated an information report to Community Hubs. The City also engaged through their website, as well as traditional and social media.

- **Kawartha Lakes**: The municipality held two public meetings and sent personalized letters to property owners receiving rebates since 2010. Details of the meetings were sent to community groups, advertised in the media, Facebook and website and included in Council agenda.

- **Espanola**: The municipality issued a press release to seek feedback on proposed changes to the vacancy rebate and reduction programs. This was in addition to letters mailed to businesses that received the vacancy rebate in 2015, outlining the details of the proposed changes.

Online Survey

- **Ottawa**: The municipality used a survey tool and conducted public meetings to seek feedback from the retail, industrial community and/or office space property owners. Information was posted on the website and consultations were held with property owners and their representatives who benefited from the vacant unit rebate.

- **Sault Ste. Marie**: The municipality’s engagement process included an online survey, stakeholder meetings with the Chamber of Commerce and Downtown Association, an open house and email correspondence.

Program Changes

Municipalities now have broad flexibility to modify the vacancy rebate and reduction programs to meet local circumstances, while considering the impact of such changes on the business community. The following provides specific municipal examples of proposed program changes.

- **Adjusting the rebate and/or reduction rates to increase or decrease the value by class to reflect local circumstances. For example:**
  - **Fort Frances**: Council passed a resolution to reduce the value of the industrial vacant unit rebate from 35% to 30% to align with the rebate for commercial properties.

- **Applying declining rebate or reduction values for consecutive applications. For example:**
  - **Peel Region**: The Region issued a news release that it would be consulting with business owners on proposed changes to the vacant unit rebate program, which include introducing eligibility criteria in 2017 to exclude recipients of the rebate in the last three consecutive years, as well as specific types of taxable non-permanent structures and property types, labour disruptions and fixturing periods. The program is proposed to be eliminated in 2020.
Sault Ste. Marie: Council passed a resolution to amend the vacant unit rebate eligibility to exclude industrial and shopping centre properties and limit the eligibility period to three years in a ten-year cycle for all other commercial properties.

- Tailoring eligibility requirements to include or exclude specific property uses, property types, and/or a property based on its adherence to local property standards by-laws. For example:
  - Kawartha Lakes: For 2017, the municipality proposes to include eligibility criteria to exclude vacancies due to labour disruption, minimum square footage and adherence to property standards. Council passed a resolution to eliminate the vacant unit rebate in 2018.
  - Ottawa: For 2017, the municipality proposes to include eligibility criteria such as minimum square footage, adherence to property standards, excluding vacancies due to labour disruption, and limiting to one application per year. Council passed a resolution to phase-out the vacant unit rebate program over two years, with the rebate percentage reduced to 15% in 2017 and eliminated in 2018.

- Phasing-out or ending the programs, where the rebate or reduction is eliminated in the municipality by a specific year or over a period of years. For example:
  - Belleville: Council passed a resolution to eliminate the vacant unit rebate program effective 2018.
  - Charlton and Dack: Council passed a resolution to eliminate the vacant unit rebate for the 2017 tax year.
  - Espanola: Council passed a resolution to reduce the vacant unit rebate percentage for 2017 to 15% for the commercial and industrial classes and eliminate the rebate for 2018 and thereafter. For the vacant and excess land subclasses, the municipality would reduce the discount to 15% for the commercial and industrial classes for 2017 and eliminate the program in 2018 and thereafter.
  - London: Council passed a resolution to phase out the vacant unit rebate program and eliminate the subclass tax reductions on vacant/excess commercial and industrial land in 2018, or phase-out over a two-year period beginning in the year 2018. Final decisions on timing would be determined after consultation with the business community.
  - Oxford County: Through the County’s online “town hall” forum, the municipality outlined a proposal to phase out the vacant unit rebate program over a three year period, beginning in 2018. Council will give final consideration to a locally designed vacant rebate policy based on feedback received from the business community
  - Parry Sound: Council passed a resolution to eliminate the rebate program as of January 1, 2017.
  - Peterborough: Council passed a resolution to eliminate the vacant unit rebate for the 2017 tax year.
o **St. Marys**: Council passed a resolution to reduce the vacant unit rebate to 20% in 2018 and to 10% in 2019 for the commercial and industrial classes and eliminate the rebate in 2020 and thereafter. For the vacant and excess land subclasses, the municipality would reduce the discount to 20% in 2018 and to 10% in 2019 for the commercial and industrial classes and eliminate the discount in 2020 and thereafter.

o **Toronto**: Council passed a resolution to reduce the vacant unit rebate percentage for commercial properties to 15% for 2017 effective July 1, 2017, and to eliminate the rebate for commercial and industrial properties effective July 1, 2018.

*Important Note: The examples above are not comprehensive of the possible program changes or kinds of consultations conducted nor should they be taken as the only changes or consultation plans municipalities are considering. Where there may be differences between the information provided in this update and the local municipal source (i.e. by-law, council resolution), the municipal source should be taken as authoritative. For more information on specific municipal consultations or program changes, please contact the local municipality.*

**Implementation**

Municipalities that have decided to modify the vacant unit rebate and the vacant/excess land subclasses can notify the Minister of their intent to utilize this flexibility and provide details of the proposed changes along with a council resolution. Changes to the rebate and reduction programs will be implemented through regulation for each municipality. However, the Province has an interest in continuing to ensure tax competitiveness and consistency for taxpayers and as such, the Minister will consider proposed program changes within this context.

Notifications to the Minister for changes applicable to 2017 were being accepted until July 1, 2017. However, the Province is **extending the submission deadline to August 1, 2017**.

Please note that changes to the 2017 rebate program affect the applications for the 2017 tax year received by the February 28, 2018 deadline. Municipalities planning to make changes to the programs for future years will have the opportunity to do so after August 1, 2017. Municipalities will be notified when the regulation implementing the requested changes has been enacted.

Please copy info.propertytax@ontario.ca when submitting notifications to the Minister.

**Questions?**

If you have questions regarding potential program changes and consultations, please contact your local municipality. For questions related to the implementation and regulatory process, email info.propertytax@ontario.ca.
"A BY-LAW TO SELL PROPERTY, LOCATED IN THE GEOGRAPHIC TOWNSHIP OF
TURNBERRY, being parts of lanes and road allowances, located in the Registered Plan No.
410, Geographic Township of Turnberry, Municipality of Morris-Turnberry, being described
as:
1. Lane between Mary Street and Green Street, lying between Lot 165 and Lot 180

WHEREAS PURSUANT TO THE MUNICIPAL ACT 2001, S.O. 2001, c. 25, SECTION 270 (1), states that a
Municipality shall adopt and maintain policies with respect to the following matters:
1. Its sale and other disposition of land;

AND WHEREAS, "The Corporation of the Municipality of Morris-Turnberry" has enacted By-law No. 79-
2007 being a by-law to establish Notice procedures and By-law No. 58-2003 being a bylaw to establish
procedures for the sale of real property owned by the Municipality;

AND WHEREAS it is deemed expedient in the interest of "The Corporation of the Municipality of Morris-
Turnberry", hereinafter called the "Corporation", that the surplus road allowances, being parts of
lanes and road allowances, located in the Registered Plan No. 410, Geographic Township of
Turnberry, Municipality of Morris-Turnberry, being described as Schedule 'A', to this by-law, be sold;

AND WHEREAS the property was declared as surplus to the needs of The Corporation of the
Municipality of Morris-Turnberry on the 4th day of June, 2013, and public notice was given as set out in
By-law No. 58-2003;

AND WHEREAS notice of intent to sell and dispose of the property was given in the local newspaper on
the 3rd day of September, 2013, by posting of notices in six conspicuous locations in the Municipality on
the 3rd day of September, 2013, and by posting on the Municipal Website on the 29th day of August,
2013;

NOW THEREFORE THE CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY HEREBY ENACTS
AS FOLLOWS:

1/ That upon and after passing of this By-law all the properties as set out and described in Schedule
'A', attached hereto, be transferred to the persons listed on Schedule 'C';

2/ That the Compliance Certificate attached as Schedule 'B', attached hereto, forms part of this By-

3/ That each property be sold for the price of $1.00 plus costs;

4/ That as a condition to the transfer of each property to the respective persons listed on Schedule
'C', an Application to Consolidate Parcels be registered on title to consolidate the closed parts of
the street and road allowance with the properties as listed on Schedule 'C' attached hereto."
5/ That the Mayor and Clerk of The Corporation of the Municipality of Morris-Turnberry are hereby authorized to sign or execute such deeds or other documents as may be necessary to effect conveyance of the land as hereinbefore described.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED this 4th day of July, 2017.

____________________________________
Paul Gowing, Mayor

____________________________________
Nancy Michie, Clerk

I, Nancy Michie, Clerk of The Corporation of the Municipality of Morris-Turnberry do hereby certify this to be a true copy of By-law No. 66-2017, passed by the council of The Corporation of the Municipality of Morris-Turnberry on the 4th day of July, 2017.

____________________________________
Nancy Michie, Clerk
SCHEDULE ‘A’ of By-law No. 66-2017

ALL AND SINGULAR THAT CERTAIN PARCEL OR TRACT OF LAND AND PREMISES SITUATE, being parts of lanes and road allowances, located in the Registered Plan No. 410, Geographic Township of Turnberry, Municipality of Morris-Turnberry, being described as:

_Lower Town Wingham area:_

And being all or Part of PIN Number:

<table>
<thead>
<tr>
<th>Part of Registered Plan</th>
<th>Plan Number</th>
<th>PIN Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Plan 410 Part 3, 7</td>
<td>on Reference Plan 22R-6314</td>
<td>41051-0110</td>
</tr>
</tbody>
</table>
CERTIFICATE OF COMPLIANCE

Certificate of Compliance with respect to the sale or disposition of the real property described as:

ALL AND SINGULAR THAT CERTAIN PARCEL OR TRACT OF LAND AND PREMISES SITUATE, being Parts of lanes and road allowances, located in the Registered Plan 410, Geographic Township of Turnberry, Municipality of Morris-Turnberry, being described as:

<table>
<thead>
<tr>
<th>Part of Plan</th>
<th>Plan Number</th>
<th>PIN Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Plan 410 Part 3, 7</td>
<td>on Reference Plan 22R-6314</td>
<td>41051-0110</td>
</tr>
</tbody>
</table>

I, Nancy Michie, Clerk of The Corporation of the Municipality of Morris-Turnberry do hereby certify that:

1. The Corporation of the Municipality of Morris-Turnberry passed By-law No. 58-2003 on September 2nd, 2003, being the procedural by-law for the purposes of the sale or other disposition of real property and such by-law was in force on the date of the sale or disposition of the property above;

2. The property was declared surplus by resolution of Council passed on the 4th day of June, 2013;

3. That appraisals of the fair market value of the property were not required, being considered as part of a road allowance;

4. Public Notice of the intent to sell and dispose of the property was given by the following notice:

   1. General circulation in the following newspaper:
       Wingham Advance Times, Wingham, ON, on September 3, 2013.
   2. Notice was posted in six (6) conspicuous locations in the Municipality on September 3, 2013, and on the Municipal Website, on August 29, 2013.

Dated this 4th day of July, 2017.

Nancy Michie, Clerk
## SCHEDULE ‘C’ of By-law No. 66 -2017

1. **APPLICATION FOR CONSOLIDATION OF PARCELS:**

<table>
<thead>
<tr>
<th>Owner*</th>
<th>Reference Plan</th>
<th>Part</th>
<th>Lot to consolidate to</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bradley James Carter</td>
<td>22R-6314</td>
<td>Parts 3 &amp; 7</td>
<td>Plan 410 Lot 180</td>
</tr>
</tbody>
</table>

*Owner as listed or such Owner’s transferee as recorded in the land registry office records

PIN 41051-0113
SURVEYOR'S CERTIFICATE

COUNTY OF HURON
MUNICIPALITY OF MORRIS-TURNBERRY

REGISTERED PLAN NO. 410

LAND SURVEYOR'S CERTIFICATE

SURVEYOR: D. B. DUNLOP

DATE: OCTOBER 22, 2014

NOTES AND LEGEND

PLAN OF SURVEY

LAND BETWEEN LOTS 153 TO 167 AND LOTS 178 TO 182

REGISTERED PLAN NO. 410

LAND SURVEYORS DIVISION OF HURON COUNTY

DATE: OCTOBER 22, 2014

D. B. DUNLOP

LAND SURVEYOR

PLAN NO. 410

PART 1 PLAN 22H-0041

PART 2 PLAN 22H-0042

PART 3 PLAN 22H-0043

PART 4 PLAN 22H-0044

NOTES AND LEGEND

- LOTS 153 TO 167
- LOTS 178 TO 182
- SURVEY
- PLAN
- REGISTERED PLAN
- LAND SURVEYORS
- DIVISION OF HURON COUNTY
June 20, 2017

The Municipality of Morris-Turnberry
41342 Morris Road
P.O. Box 310
Brussels, ON N0G 1H0

Dear Friend,

Re: The Ontario Aggregate Resources Corporation – 2016 Annual Report

On behalf of the Board of Directors, I enclose for your information, the 2016 Annual Report of The Ontario Aggregate Resources Corporation (TOARC). TOARC was created in 1997 to act as Trustee for the Aggregate Resources Trust which carries out many functions formerly undertaken by the Ministry of Natural Resources.

The enclosed report includes a detailed account of the Trust’s financial affairs for 2016. I would like to draw you attention to a selection of MAAP projects in this Annual Report that highlight some of the great work being conducted to eliminate legacy pits and quarries across the Province. Also enclosed is information on research and education initiatives undertaken through TOARC as part of the Trust purposes.

I hope you enjoy the 2016 Annual Report, and I would be pleased to receive your comments.

Yours truly,

Bruce Semkowski
President
2016 ANNUAL REPORT

REHABILITATING LEGACY
PITS AND QUARRIES
What makes a healthy rural? Join us for the inaugural RuralTalk.

The CCRC and Gateway Centre of Excellence in Rural Health are planning the inaugural Rural Talk.

#RuralTalks

What Makes A Healthy Rural?

Seven young healthcare co-ops, along with industry leaders in Huron County explore opportunities and challenges. Outcomes will be shared by University of Guelph Rural Planning and Development's Ruth Gibbon, Libero Professor of Regional Economic Development, and School of Environmental Design and Rural Development Professor, Al Lunceford. Luncheon will be held at Eddington's of Exeter.

Friday, June 23, 2017
11:45 AM - 1:15 PM
Lunch $20 (includes taxes and gratuity)
Call 226-523-1419 or email karen@blyth1419.ca
to book your seat by June 11.

gateway
Centre of Excellence
In Rural Health
On Friday June 23rd, a group of students and industry leaders will be exploring the following questions:

- What are the three most prominent opportunities you see for rural Canada?
- What are the three most important challenges facing rural Canada?
- If there is one thing you would like to say to Canada’s rural people, what would it be?

During lunch, Ryan Gibson and Al Lauzon of the U of Guelph will be offering thoughts gathered from the morning session along with their own independent research on how to assist in making a healthy rural. This is a dialogue with the community needs of a healthy rural community.

This Rural Talk will take place during a luncheon event at Eddington’s of Exeter. The cost is $20 per person. Please save your seat by RSVPing to kstewart@ezlink.ca. Everyone is welcome. Seating is limited.

BOOK NOW

Meet the Speakers

Ryan Gibson: Originally from rural Manitoba, Ryan Gibson has a deep intrigue and respect for rural communities, rural people, and the events that shape their futures. Growing up witnessing the transformations in rural development, agriculture, and their influence on communities instilled a fascination and commitment to rural issues. Over the past years Ryan has been
a student, practitioner, and admirer of rural populations, dynamics, and interactions.

Ryan is the Libro Professor in Regional Economic Development in the School of Environmental Design and Rural Development at the University of Guelph. Ryan’s research and community engagement focus on rural and regional development, governance, philanthropy, and public policy.

**Al Lauzon:** Al Lauzon is currently a professor in the School of Environmental Design and Rural Development. Al has degrees in psychology, extension education, adult education and community development.

He is currently involved in a number of active research projects including the roles colleges play in supporting rural small and medium enterprise innovation, the role of afterschool programs and their impact upon rural youth and their communities, and the development of rural social enterprises. He is currently exploring the potential of establishing a rural and regional network for Ontario that would facilitate the exchange of knowledge and information among various rural stakeholders in the province.

The Canadian Centre for Rural Creativity is excited to host Mr. Gibson and Mr. Lauzon in our first Rural Talk.
Second Units Info Sheet

Purpose

This document is to assist municipalities and the general public to better understand what second units are, why they are important, and the legislative authority behind second units. It provides some examples of specific second unit policy and zoning best practice approaches currently in use in official plans or zoning by-laws by Ontario municipalities.

What are second units?

Second units are self-contained residential units with a private kitchen, bathroom facilities and sleeping areas within dwellings or within structures ancillary to a dwelling (e.g., above laneway garages).

Second units are also referred to as secondary suites, basement apartments, accessory apartments, granny flats, in-law apartments, or nanny suites.

What are the benefits of second units?

Second units increase the supply and range of affordable rental accommodation. In addition, they benefit the wider community in many ways as they:

- Allow homeowners to earn additional income to help meet the cost of homeownership
- Support changing demographics by providing more housing options for extended families or elderly parents, or for a live-in caregiver
- Help create mixed-income communities, which support local businesses and local labour markets
- Make more efficient use of existing infrastructure, including public transit where it exists or is planned
- Make more efficient use of the existing housing stock
- Create jobs in the construction/renovation industry
- Assist municipalities in meeting their goals regarding affordable housing, intensification and density targets, and climate change mitigation and greenhouse gas emissions reduction.

Where are Second Units Located?

The majority of second units are created through internal alterations, although some are built as additions to the main house or in/above ancillary structures like garages. The size, type (e.g.,
internal, addition, ancillary structure) and location of the second unit will depend on the size and design of the house as well as its location on and the size of the lot.

Regardless of where they are located second units must comply with health, safety and municipal property standards, including but not limited to, the Ontario Building Code, the Fire Code and municipal property standards by-laws.

Background

The Strong Communities through Affordable Housing Act, 2011, amended the Planning Act to require that municipalities authorize second units in their official plans and zoning by-laws. The changes took effect on January 1, 2012.

Ontario’s updated Long-Term Affordable Housing Strategy, 2016 continues this effort, with a focus on reducing the cost of constructing second units by:

- proposing changes to the Building Code to reduce the cost of construction of a new dwelling with a second unit, while maintaining occupant health and safety
- amending the Development Charges Act, 1997 that, when in effect, would exempt second units in new dwellings from development charges in the same manner as second units in existing dwellings are exempted, as specified in a regulation.

Legislative Framework

Planning Act

Section 16(3) of the Planning Act requires municipal official plans to authorize second units:

- in detached, semi-detached and row houses if an ancillary building or structure does not contain a second unit; and
- in a building or structure ancillary to these housing types provided that the primary dwelling does not contain a second unit.

Section 35.1 requires that each local municipality ensure that it’s zoning by-law gives effect to the policies described in Section 16.3.

No appeals to the Ontario Municipal Board

The Planning Act restricts appeals of second unit official plan policies and zoning by-law provisions to the Ontario Municipal Board except by the Minister.

Provincial Policy Statement, 2014 (PPS)

The Provincial Policy Statement, 2014 (PPS) directs and promotes the development of healthy and complete communities. The goal is to create strong, livable, healthy and resilient communities through efficient land use (s.1.1.1).

Section 1.4.3 of the PPS directs municipalities to permit all forms of housing to provide an appropriate range and mix of housing types and densities — including affordable housing. Further, municipalities should permit and facilitate all forms of residential intensification and redevelopment, including second units.

**Provincial plans**

Some provincial plans contain specific policy which directly or indirectly relates to second units in the geographic areas they apply to (e.g., the Oak Ridges Moraine Conservation Plan and Niagara Escarpment Plan). Municipalities need to consider and reflect any such policies in developing their official plans and zoning by-laws.

**Official Plans**

Municipal official plans outline a community’s vision and priorities. They contain policies to guide development in order to achieve land use goals. Official plans must reflect any legislative requirements, be consistent with the PPS and conform to any applicable provincial plans.

**Zoning By-laws**

A zoning by-law sets standards for development and must conform to a municipality’s official plan. Zoning by-laws must be updated within three years of a new or amended official plan and must also reflect any requirements of the Planning Act, be consistent with the PPS and conform to any applicable provincial plan.

**Best Practices**

The Planning Act provides a broad legislative foundation for permitting second units by requiring that they be authorized in single detached, semi-detached and row dwellings, and in ancillary structures. In practice though, there are circumstances where second units are not appropriate based on good land use planning principles, including health and safety and environmental considerations. So while official plan policies should be permissive and zoning by-laws should generally allow second units to be established “as of right”, there may be situations where second units should not be allowed and/or require some specific assessment prior to their establishment. The following are some examples of best practices in official plan policies and zoning by-laws, including specifics which relate to a number of these circumstances.

**“As of right”**

For the purposes of this document, “as of right” is a phrase used to refer to the ability to apply for a building permit without having to make a development application (e.g., an official plan or zoning bylaw amendment, a minor variance or a site plan). Similarly, homeowners generally should not need to produce any type of study to demonstrate that they conform to any policy or zoning provisions.

**Housing types and ancillary building structures**

The Planning Act provides that official plan policies and implementing zoning by-laws should permit second units in detached, semi-detached and row houses if an ancillary building or structure does not
contain a second unit; and, in a building or structure ancillary to these housing types provided that the primary dwelling does not contain a second unit.

In municipalities with limited housing types (e.g. only single detached dwellings), second units would only need to be authorized for that housing type.

Township of Wainfleet Official Plan, August 14, 2014

3.3.1.4 Secondary suites

Secondary suites shall be permitted in all Residential Area designations, and shall be subject to the following criteria and the regulations of the Zoning By-law:

a. Only one secondary suite per single detached, semi-detached, or townhouse dwelling is permitted;

b. The secondary suite may be contained within the primary residential dwelling or in a building or structure accessory to the residential dwelling, but not in both;

Official plan designations

Municipalities should allow second units in designations or zones that permit detached, semi-detached, or row dwellings.

There may be circumstances where second units may not be appropriate given other planning considerations and policies, particularly relating to health and safety or the natural environment. For example:

- areas that are prone to flooding
- waterfront areas/developments on private roads that are not maintained and where emergency access may be limited
- areas adjacent to lakes with limited lake capacity
- areas of recreational dwellings where there may be a lack of year round roads and/or which lack other daily needs and services residents may require.

Tay Valley Township Official Plan, 2016

3.6.4(1)

... an accessory apartment (secondary suite) is permitted in residential areas within a four-season single detached, semi-detached, or row-house dwelling unit, or attached to a detached garage, located on a road maintained year-round and accessible by Emergency Services, subject to considerations of carrying capacity of lakes and hydrological capacity....

Second Units in existing dwellings and new dwellings

Second units should be allowed in both newly built and existing dwellings. Designing new houses to accommodate a second unit at the outset can be more efficient than retrofitting an

http://www.mah.gov.on.ca/Page16444.aspx
existing home to have a second unit. Recent changes to the Development Charges Act, 1997 and a potential regulation to exempt second units in new homes from development charges (once in effect), and proposed changes to the Building Code, if approved, are expected to reduce the cost of constructing second units in new dwellings. A proposed regulation under the Planning Act, if made, would permit second units without regard to the date of construction of the primary building.

Town of Smiths Falls Official Plan, October 2014

LU-2.14 Second Residential Units

The Town will permit the addition of one self-contained residential dwelling unit (i.e. second unit), within single-detached and semi-detached and row house dwellings in both existing and newly developing residential neighborhoods.

Parking

The maximum parking required per second unit should be one space. In some jurisdictions where transit is available, some municipalities have eliminated parking requirements for second units. Tandem parking (a parking space that is only accessed by passing through another parking space) should also be permitted. A proposed regulation under the Planning Act would, if made, restrict the maximum parking requirement for a second unit to one space while also requiring that tandem parking be allowed.

City of Ottawa Zoning By-law 2012-147 (June 10, 2015)

Secondary Dwelling Units

Sec. 133 (14)

Where a secondary dwelling unit is located on a lot subject to Section 139 - Low Rise Residential Development in Mature Neighbourhoods, no parking is required for the secondary dwelling unit.

Mississauga Zoning By-law 0158-2013 (July 2013)

4.1.20.10

Tandem parking spaces to accommodate a second unit shall be permitted.

City of Toronto Zoning By-law 569-2013

800.50 Defined Terms

http://www.mah.gov.on.ca/Page16444.aspx

6/8/2017
(850) Tandem Parking Spacemeans a parking space that is only accessed by passing through another parking space from a street, lane, drive aisle or driveway.

**Servicing**

In areas with municipal services, second units should be permitted without a requirement to demonstrate sewer or water capacity, unless there are previously documented servicing constraints.

For second units in dwellings serviced by septic systems and private wells, there should be a demonstration of capacity to the satisfaction of the municipality. This is because Building Code permits for septic systems are, in part, based on the number of bedrooms and plumbing fixtures, because septic systems may be old and/or in order to ensure there is sufficient potable water from the private well.

**Howick Township OP, 2016**

5. Settlement Areas

D. Policies and Actions

10.1 … Second residential units are permitted in settlement areas and rural areas of the Township provided that:

f) It must be demonstrated that on-site servicing (e.g. water, sewage) have sufficient capacity for the additional dwelling unit.

**Unit Size**

The size of second units and the number of bedrooms should solely be regulated by the Building Code. The Building Code establishes health and safety standards for second units. As such, municipal by-laws should not seek to impose size or other standards that are regulated by the Building Code.

The Development Charges Act, 1997 (via Ontario Regulation 82/98) states that, in order for second units in existing homes to be exempt from development charges, they must be less than or equal to the size of the primary dwelling. This is the only potential size standard a municipality should contemplate including in a by-law.

**Egress**

Requirements for entrances or means of egress for second units are set by the Ontario Building Code and Ontario Fire Code (which need to be referred to for specific standards). In general, second units can share a joint entrance with the primary unit, subject to having a fire separation with appropriate fire resistance rating, and at least two means of egress (exit) that may include windows of an appropriate size. Therefore, there is a need to ensure that by-laws do not contain any standards/provisions that differ from those in the Codes.

http://www.mah.gov.on.ca/Page16444.aspx
Streetscape and Architectural Design

Given most second units are internal to a primary dwelling, second units should have limited impact on streetscape and architectural design. In the case of an addition to a primary dwelling, there may be valid design considerations, particularly in heritage areas. If municipalities establish design standards in relation to streetscape or architectural design, they should be clearly set out in the zoning by-law so a second unit can be planned in accordance with the by-law and a homeowner can proceed directly to obtain a building permit.

Owner occupancy

The Planning Act does not allow zoning to have the effect of distinguishing on the basis of relationship. Zoning by-laws should permit occupancy of the primary or second unit regardless of whether or not the owner of the home is a resident of either unit. A proposed regulation under the Planning Act, if made, would establish a provision which precludes establishing occupancy requirements for either the primary or second unit.

Tracking and monitoring

A municipality should have a means for tracking and monitoring second units. A registry, in some form, could help the municipality be aware of where second units existed. This could assist in establishing inspection processes to help ensure public safety. It could also provide emergency services with the knowledge that there are two units in the home.

A registry could be established through a mandatory enrollment by the applicant when constructing a second unit or by having the municipal building official inform the appropriate office that a building permit has been issued for a second unit on a property. Ideally, there would be no or only modest fees for registration in order to encourage the creation and registration of second units.

City of Brantford OP

13.1.8

The City shall permit the creation of a self-contained second unit dwelling on lands designated to permit single detached dwellings, semi-detached dwellings, street townhouse dwellings, or accessory structures in accordance with the applicable zoning bylaw regulations and the following provisions:

OPA #125 Dec. 3/08 OPA #180 Dec. 17/12

6. Second unit dwellings shall be registered with the Building Department.

Additional Sources

- Landlord Self Help Centre website
- Canada Mortgage and Housing Corporation – Second Unit Policies

For More Information, Contact:

Ministry of Municipal Affairs, Provincial Planning Policy Branch, (416) 585-6014

Municipal Services Offices:

- Central (Toronto), 416-585-6226, Toll Free: 1-800-668-0230
- West (London), (519) 873-4020, Toll Free: 1-800-265-4736

• East (Kingston), (613) 545-2100, Toll Free: 1-800-267-9438
• Northeast (Sudbury), (705) 564-0120, Toll Free: 1-800-461-1193
• Northwest (Thunder Bay), (807) 475-1651, Toll Free: 1-800-465-5027

Note to User

This Info Sheet summarizes complex matters and reflects legislation, policies and practices that are subject to change. It should not be a substitute for specialized legal or professional advice in connection with any particular matter and should not be construed as legal advice. The user is solely responsible for any use or the application of this information. As such, the Ministry of Municipal Affairs does not accept any legal responsibility for the contents of this Info Sheet or for any consequences, including direct or indirect liability, arising from its use.
MUNICIPALITY OF MORRIS-TURNBERRY

JOINT HEALTH AND SAFETY COMMITTEE MEETING

Date – June 21, 2017   Time  8:30am  Place- Council room – 41342 Morris Road

Minutes

1. Call to order: The meeting was called to order by Nancy Michie at 8:31am with all members in attendance

2. In attendance:
   Nancy Michie
   Mike Alcock
   Steve Fortier
   Kim Johnston
   Kelly Tiffin
   Brian McArter
   Donna Haugh

Others in attendance:
No others were in attendance

3. Minutes of the last meeting:
The Minutes from March 15, 2017 were reviewed.

Motion 1 – 2017   Moved by: Steve Fortier   Seconded by: Brian McArter

"That the minutes of the March 15, 2017 Health and Safety Committee Meeting be adopted as circulated."
Disposition: Carried
4. **Unfinished Business:**

Municipal Office Basement – There is a plan in place for de cluttering the basement for the summer, 2017.
SDS binders have been updated and back in the various locations.
The fire extinguishers are continually inspected.

5. **Regular Reports:**

Workplace Inspections from March, April and May, 2017 were reviewed

Turnberry Works Garage – The MSDS are constantly being reviewed.
The upstairs floors have been swept.

Morris Works Garage – The SDS are constantly being reviewed and updated. The hose has been put away from the floors.
Mike Alcock will look into a Master Key plan and ordering new locks for the works garage.

Municipal Office – SDS are constantly being updated.
The Basement will be organized in the Summer, 2017.
The rear door was not always self-latching; this is due to weather/temperature. New weather stripping will be placed on the door and the window in the Council Room.
The construction has been completed and the Health and Safety Bulletin board will be returned to the kitchen.

Municipal Landfill – SDS are constantly updated.
The Threshold on the door has been fixed.

Bluevale Community Hall - All inspection reports are sent to the Bluevale Community Committee after the monthly inspections.
The Back door will be inspected in June, 2017.
July and August, 2017 Workplace Inspection dates were scheduled with tentative dates and times.

6. **New Business:**

1. Brian McArter and Mike Alcock will be registered for Joint Health and Safety Certification.

2. Everyone that required First Aid and CPR Certification are now certified.

3. There is a CPR refresher course will be held on Thursday June 22, 2017 at 8:00am in the Council Chambers.

4. WHMIS annual training will be held on Wednesday June 28, 2017 at 8:00am in the Council Chambers.

5. Emergency Trailer – The Committee would like the Emergency Trailer to be inspected and maintained if needed. The public works will inspect the trailer and repair anything if needed.

6. **Old Business:**

1. Mike Alcock was nominated for Co-Chair

Moved by: Steve Fortier 
Seconded by: Kelly Tiffin

“That Mike Alcock be appointed Co-Chair for the Joint Health and Safety Committee, and will co-chair the next meeting to be held on September 13, 2017.”

Disposition Carried

7. **Date of Next meeting** – The next meeting is tentatively booked for September 13 at 8:30am.
8. **Adjournment** –
The Health and Safety Meeting was adjourned at 9:10am.

________________________________________
Nancy Michie, Chairperson
Board of Directors Meeting #5/17

May 17, 2017

DIRECTORS PRESENT: Jim Campbell, Dave Turton, Deb Shewfelt, Art Versteeg, Alison Lobb, Wilf Gamble, Roger Watt, Matt Duncan, Paul Gowing, Bob Burtenshaw, David Blaney

STAFF PRESENT: Phil Beard, General Manager/Secretary-Treasurer Danielle Livingston, Admin/Financial Services Coordinator Geoff King, Stewardship Services Coordinator Jayne Thompson, Communications Coordinator

Call to Order

Chair Jim Campbell called the meeting to order at 7:41 pm and announced the meeting objectives.

1. Declaration of Pecuniary Interest

There were no pecuniary interests at this time.
2. Minutes

The minutes from the Board of Directors meeting #4/17 held on April 19, 2017 have been circulated to the Directors for their information and approval. The Directors agreed with the minutes and the following motion was made.

**Motion FA #44/17**

*Moved by: Deb Shewfelt  Seconded by: Alison Lobb*

THAT the minutes from the Board of Directors meeting #4/17 held on April 19, 2017 be approved.

(carried)

3. Business Out of the Minutes

a) Board Training/Education Schedule for 2017: Report #30/17

This report is to review and schedule the training events that the Board decided on at the May meeting.

The Director's decided to invite The Township of Ashfield-Colborne-Wawanosh to the Garvey Glenn Restoration Project tour for them to see the progress that has been made.

The Board agreed with the proposed schedule and the following motion was made:

**Motion FA #45/17**

*Moved by: Alison Lobb  Seconded by: Paul Gowing*

THAT the proposed schedule for education sessions be adopted as outlined in Report #30/17.

(carried)

4. Business Requiring Direction/Decision:

i) Municipal Communications Strategy for 2017: Report #31/17 (attached)

This report is presented to obtain direction from the Board regarding the proposed key messages, topics and format of the municipal presentations to be undertaken in 2017.

Phil Beard and Jayne Thompson reviewed the proposed outline to be presented to each municipality in 2017. The GM/ST recommended that each Director whose municipality will be visited in 2017 review the proposed items with their respective municipal councils and asked if there are any additional topics that should be covered as part of their presentations.
Additional items identified to add to the outline at this time follow.

- Flood Forecasting Procedures to the Municipality of North Huron.
- Gully and Erosion Risk Mapping to the Municipality of Central Huron.
- The Carbon Footprint Initiative to the Municipality of Central Huron.

The Director’s thought that the topics identified for each municipality were good starting points. If the Province introduces changes to the Conservation Authorities Act before the municipal visits are held this summer, then this information will be added to the list of topics to be discussed.

**Motion FA #46/17**

*Moved by: Alison Lobb Seconded by: Dave Turton*

THAT the communications strategy for the MVCA 2017-2019 work plan and services be adopted and implemented as outlined in Report #31/17 with the revisions specified.  

(carried)

ii) Possible Priorities for Healthy Lake Huron: 2018-2022: Report #32/17

This report was presented by the GM/ST and Watershed Stewardship Services Coordinator to obtain direction from the Board on MVCA ideas for priorities for Healthy Lake Huron to focus on within the Maitland Watershed over the next five years.

The Board discussed each of the proposed priorities as well as how to encourage the adoption of rural storm water management into drainage projects. The Director’s agreed that MVCA and Healthy Lake Huron should focus on these initiatives over the next five years with assistance and support from MOECC and OMAFRA. The following motion was passed.

**Motion FA #47/17**

*Moved by: Seconded by:*

THAT the Board supports the proposed priorities outlined in Report #32/17 for Healthy Lake Huron to focus on within the Maitland Watershed; AND THAT Healthy Lake Huron should consider re-establishing a liaison committee consisting of municipal mayors and reeves.  

(carried)
5. **Reports**

   a) Chair’s Report

   Chair Jim Campbell announced that the MCF Dinner and Auction was an enjoyable and successful event with over 230 people attending. The MCF anticipates that the funds raised will be similar to those raised in 2016.

   b) Director's Committee/Municipal Reports:

   Director Dave Turton advised the Board that he and Phil Beard were invited to make a presentation on MVCA’s 2017 Priorities and Budget to Mapleton Council on April 25th.

   Director Deb Shewfelt attended the CFI meeting and is pleased to report that this initiative is continuing to attract interest from other companies. Trillium Mutual Insurance Company, North Perth and Richard Keeso presented their updated carbon footprint strategies to the Leadership Team. Trillium Mutual Insurance CEO, Joe Dietrich has agreed to be part of a presentation that North Perth is making at an upcoming municipal/county event to be held this fall. Deb advised the Board that Plug N Drive brought a Chevrolet Bolt to the CFI meeting for members to test drive.

6. **Consent Agenda**

   i) Revenue/Expenditure Report for April: **Report #33/17** (attached)


   iii) Correspondence Received for Information:

   The following items were circulated to the Board of Directors for their information.

   The following motion was made.

   **Motion FA #48/17**

   **Moved by: Alison Lobb**  
   **Seconded by: Wilf Gamble**

   **THAT** report #33/17 and the respective recommended motion along with the correspondence outlined in the Consent Agenda be accepted as presented.

   (carried)

7. **Review of Meeting Objectives/Follow-up Actions/Next meeting: June 21, 2017**

   Chair Jim Campbell reviewed the meeting objectives and reminded everyone that the Board is to meet at the Wawanosh Nature Centre at 7:00 pm for a tour of the facility. The June Board meeting will be held after the tour in the lounge at the Knights of Columbus Centre in Wingham on June 21st at approximately 8pm.
8. **Adjournment**

The meeting adjourned at 8:42 pm with this motion.

**Motion FA #49/17**

Moved by: **Paul Gowing**

THAT the meeting be adjourned.

Seconded by: **Roger Watt**

(carried)

Jim Campbell
Chair

Danielle Livingston
Administrative/Financial Services Coordinator
CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 64-2017

“CONFIRMATORY BY-LAW”

Being a by-law of the Corporation of the Municipality of Morris-Turnberry to confirm the proceedings of the Council of the Corporation of the Municipality of Morris-Turnberry, for the meeting, dated July 4th, 2017;

WHEREAS by Section 8 of the Municipal Act 2001, S.O. 2001, c. 25 - A municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

WHEREAS by Section 5. (3) of the Municipal Act 2001, S.O. 2001, c. 25 - A municipal power, including a municipality’s capacity, rights, powers and privileges under Section 8, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Municipality of Morris-Turnberry for the July 4th, 2017 meeting, be confirmed and adopted by By-law;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY ENACTS AS FOLLOWS:

1. The action of the Council of the Corporation of the Municipality of Morris-Turnberry at its meeting held the 4th day of July, 2017, in respect of each recommendation contained in the Minutes and each motion and resolution passed and other action taken by the Council of the Corporation of the Municipality of Morris-Turnberry at the meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this By-Law;

2. The Mayor and proper officials of the Corporation of the Municipality of Morris-Turnberry hereby authorized and directed to all things necessary to give effect to the action of the Council to the Corporation of the Municipality of Morris-Turnberry referred to in the preceding section thereof;

3. The Mayor and Administrator Clerk-Treasurer are authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of the Corporation.

Read a first, second and third time and passed this 4th day of July, 2017.

Mayor, Paul Gowing

Clerk, Nancy Michie