MUNICIPALITY OF MORRIS-TURNBERRY
COUNCIL CHAMBERS
41342 Morris Road
Tuesday, June 6th, 2017 7:30 pm

AGENDA

Public Notice - Published in the Wingham Advance and Citizen Newspaper – May 31st, 2017
Posted on the Website – May 24th, 2017
Agenda placement on the counter – June 2nd, 2017
Notice placed on the front door – May 18th, 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 June 6th, 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 May 9th and May 16th, 2017 Council Meetings?

   Moved by Seconded by
   “That the minutes of the May 9th and May 16th, 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:**
An invoice report is attached and a copy of the account listing.

Moved by Seconded by
"That the 2017 Accounts dated June 6th, 2017 be approved for payment in the amount of:
$ for the Morris-Turnberry Accounts

or

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

6.2 **Pay Report**

Moved by Seconded by
"That the Council of the Municipality of Morris-Turnberry accept the pay reports or ."

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

7) **Building:**

Kirk Livingston – Chief Building Official

7:40 pm

7.1 **Proposed Building Permit Fees**
Report is attached.

7.1.1 **Motion to Enter into a Public Meeting:**

Moved by Seconded by
"That the Council adjourn the regular session and enter into a Public meeting to review the Proposed Building Permit Fees or ."

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

7.1.2 **Public Meeting to present the Proposed Building Permit Fees:**

1. **Presentation of the proposed fees:**
Power Point presentation by Kirk Livingston

2. **Questions from the floor:**
3. Council comments:

7.2 Reenter Regular Council Session:

Moved by ___________________________ Seconded by ___________________________
"That the Council reenter regular session of Council."
Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated

7.3. Motion:

Moved by ___________________________ Seconded by ___________________________
"That the Council approve the Proposed Building Permit Fees, as submitted or defer for further review"
Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated

7.4 By-law: attached

Moved by ___________________________ Seconded by ___________________________
"That By-Law No. 50 - 2017 be adopted as given first, second, third and final readings being a by-law to approve respecting fees for Construction, Demolitions and Change of Use Permits and Inspections and to repeal By-law No. 77-2015, in the Municipality of Morris-Turnberry."
Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated

Planning:

8.1 Report of the 5 Year Official Plan

Susanna Reid – Huron County Planner will be in attendance
Tony Rombouts will be in attendance
Public Meeting is proposed for July 6, 2017 at the Bluevale Hall

Moved by ___________________________ Seconded by ___________________________
"That the Council of the Municipality of Morris-Turnberry hereby receive the planning report for the draft Morris-Turnberry Official Plan- 5 year review update or"
Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated
8.2 Consent applications:

1. Consent Application for Leneray Farms Ltd. attached

Moved by Seconded by
"That the Council of the Municipality of Morris-Turnberry recommend consent for File # B25/2017 with the conditions as noted on the planning report or"

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

2. Consent Application for Flynn Farms (Clinton) Ltd attached

Moved by Seconded by
"That the Council of the Municipality of Morris-Turnberry recommend consent for File # B40/2017 with the conditions as noted on the planning report or"

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

3. Consent Application for McCall Farms Ltd attached

Moved by Seconded by
"That the Council of the Municipality of Morris-Turnberry recommend consent for File # B33/2017 with the conditions as noted on the planning report or"

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

9) Public Works

Mike Alcock- Director of Public Works will be in attendance.

Public Works Report attached

1. Information Report

Moved by Seconded by
"That the Council of the Municipality of Morris-Turnberry accept the Public Works Report as submitted on June 6, 2017 or"

Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated
2. **Ellision Drain Petition under Section 78 (1) of the Drainage Act**: attached

Moved by Seconded by

“That the Council of the Municipality of Morris-Turnberry accept the petition for improvement to the Ellision Municipal Drain at Concession 8, NPt Lots 8-10, Morris, under Section 78 of the Drainage Act; and that Engineering Firm, be appointed to prepare a report or.”

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

10) **Business**

10.1 **Off-Road Vehicles on County Roads**

Report on the use of Off Road Vehicles on County Roads

Moved by Seconded by

“That the Council of the Municipality of Morris-Turnberry receive the June 6th, 2017 report and give direction to prepare a by-law to amend the By-law No. 9-2006 to regulate the use of Off-Road Vehicles on Municipal Highways in the Municipality of Morris-Turnberry to include two-up (ATVs) and Side by side –(ORVs) and Utility terrain vehicles (UTVs) and noting the exemption for farmers and trappers.

or

“.”

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

10.2 **County Vote - Structure within the County**

A report will be presented by Mayor Paul Gowing

Moved by Seconded by

“That the Council of the Municipality of Morris-Turnberry accept the report presented by Mayor Paul Gowing with the following direction or.”

Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated
10.3 Huron County Economic Development Board

Terms of Reference - Government Service System Delivery Research

Moved by Seconded by
“That the Council of the Municipality of Morris-Turnberry accept the County of Huron
Terms of Reference – Huron County Economic Development Board – Government
Service System Delivery Research Report and support the proposal to engage a private
sector consultant to undertake a Government Service System Delivery Research Report
or

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

10.4 Shared Services in Huron County


Moved by Seconded by
“That the Council of the Municipality of Morris-Turnberry approve the report as presented
or

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

10.5 Multi Residential Property Tax Class and Vacancy

Report attached.

Moved by Seconded by
“That the Council of the Municipality of Morris-Turnberry receive the report as presented
or

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

10.6 Site Plan Agreement - Britespan Building Systems Inc.

Report attached for Council’s information.

Moved by Seconded by
“That the Council of the Municipality of Morris-Turnberry receive the June 6th, 2017
report in regards to the Britespan project
or

Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated
10.7 Doerr Municipal Drain Court of Revision  attached
Jeremey Taylor is away July 18th, 2017.
Would the Council hold a special meeting on July 11th, 2017?

Moved by Seconded by
“That the Council of the Municipality of Morris-Turnberry hold a Special Meeting on
July 11, 2017 for the purposes of the Court of Revision for the Doerr Municipal Drain
or

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

10.8 Section 40 Report – Proposed Municipal Drain  attached
Information from the Township of North Huron for Council’s information.

Moved by Seconded by
“That the Council of the Municipality of Morris-Turnberry receive the Section 40 Report
from the Township of North Huron
or

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

10.9 2017 Belmore Homecoming  attached
Invitation to the Mayor to attend the Opening Ceremonies Friday, June 23rd at 7:30

10.10 Belmore and East Wawanosh Parades  attached
Saturday, June 24th, 2017 Belmore
Saturday July 1st, 2017 Belgrave
Who wishes to attend?

10.11 Huron County Food Bank Gala  attached
4th Annual “Better Together” Gala Thursday, August 3, at 5:30 Libro Hall, Clinton
Who wishes to attend?

10.12 Four Oaks Health & Wellness Centre  attached
Grand Opening & Ribbon Cutting, June 15th, 2017, 7:00 pm to 8:30 pm, Wingham
Who wishes to attend?
10.13 Planning: Severance Application
Notice of Application for Consent in Huron East

Moved by
“That the Council of the Municipality of Morris-Turnberry receive the Consent application B 39/2017 from the Municipality of Huron East with no or ........ comments or .”

Seconded by

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

10.14 IPM Team Report

Moved by
“That the Council of the Municipality of Morris-Turnberry receive the June 6th, 2017 report and give direction to the IPM team to proceed as directed for the Morris-Turnberry participation at the 2017 IPM, Walton, Ontario. or .”

Seconded by

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

10.15 2017 AMCTO Conference

June 11-14, 2017

Moved by
“ That the Council of the Municipality of Morris-Turnberry authorize _________

Seconded by
to attend the trustee meeting on Monday June 26, 2017 at 3 pm, in the Maitland Room at the Education Centre of the Avon Maitland District School Board or .”

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

10.16 Avon Maitland District School Board

Moved by
“ That the Council of the Municipality of Morris-Turnberry authorize _________

Seconded by
to attend the trustee meeting on Monday June 26, 2017 at 3 pm, in the Maitland Room at the Education Centre of the Avon Maitland District School Board or .”

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

10.17 Blyth Festival

Thursday July 20, 2017 “ The Berlin Blues”

Who wishes to attend?
11) **By-laws:**

11.1 **Bird Municipal Drain**

Moved by Seconded by
"That By-Law No. 5 -2016 be adopted as given third and final readings being a by-law to adopt the revised Provisional By-law for the Bird Municipal Drain Report, for the Municipality of Morris-Turnberry or ."

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

11.2 **CWWF Agreement**

Approval letter for funding from the Ministry of Infrastructure is attached.

Moved by Seconded by
"That By-Law No. 51-2017 be adopted as given first, second, third and final readings being a by-law to adopt the Clean Water and Wastewater Fund Agreement, for the Municipality of Morris-Turnberry or ."

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

11.3 **Rates and Fees By-law:**

Moved by Seconded by
"That By-Law No. 52-2017 be adopted as given first, second, third and final readings being a by-law to adopt the Clean Water and Wastewater Fund Agreement, for 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:

   Dorothy Kelly:

   John Smuck:

   Mayor Paul Gowing:
13) **Items for Information**

attached

1. Ontario News – Speeding in School and Community Safety Zones
2. Saugeen Conservation Authority – 2016 Annual Report
3. Port to Point Trail – Bicycle Ride with Lisa Thompson June 3rd
4. Alice Munro Festival – June 3, 12:00 to 1:30 pm, Wingham
5. Notice of Public Meeting -Minor Variance Application - Township of North Huron
6. In the Trenches – Newsletter June 2017
7. Bluewater Builders Association – Friday June 9th, Woodlands Golf Course
8. Minister of Seniors Affairs – June is Seniors Month
9. 6th Annual Huron county Warden’s Charity Golf Tournament – July 14th at Woodlands
11. Thank you – Building Bridges to our Future
12. OMB review - **Public report to be handed out at the meeting**

14) **Minutes**

1. Wingham & Area Health Professionals Recruitment Committee

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?

Break
17) **Closed Session:**

17.1 **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 Reports on Employee issues
2. Confidential Report on Litigation matter
3. Confidential Report on proposed amendments to the Personnel Policy

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 and Section 239 (2) (e) litigation, including matters before administrative tribunals

1. Confidential Reports on Employee issues
2. Confidential Report on Litigation matter
3. Confidential Report on proposed amendments to the Personnel Policy

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 - Personnel Regulations for Officers and Employees:
Moved by Seconded by
"That By-Law No. 49-2017 be adopted as given first, second, third and final readings being a by-law to adopt the ‘Revised’ Personnel Regulations for Officers and Employees, for the Municipality of Morris-Turnberry or"

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

19) By-law No. 52-2017 Confirming By-law attached
Moved by Seconded by
"That By-law No. 52 - 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 6th, 2017."

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

20) 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. Regular Council Meeting Tuesday June 20, 2017 7:30 pm
2. Regular Council Meeting Tuesday July 4, 2017 7:30 pm
3. Public Meeting – 5 year review Official Plan Thursday July 6, 2017 7:00 pm. (location – Bluevale Hall)
Minutes of the Special Council 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
Susanna Reid Huron County Planner
Kim Johnston Recording Secretary

Others in Attendance:
1. John MacDonald
2. Rob Stute
3. Ashley Farmer
4. Alex Farmer
5. Terry Hoy
6. Ray Storey
7. Barbara Storey
8. Sara Schwartzentruber
9. John Schwartzentruber
10. Ron Clark
11. Paul Fear
12. Murray Pepper
13. Don Morrison
14. John Freibruger
15. DJ Morrison
16. Shanyn Field
17. David Field
18. Brent Bowyer
2) **Agenda:**
   An Addendum from the Clerk was added to the agenda for consideration as the item was of a time sensitive nature, to add Item No. 4.1.3 ‘No further Notice is required’ for the Zoning By-law Amendment.

   **Adoption of Agenda:**
   **Motion:** 248-2017   Moved by Jim Nelemans    Seconded by Dorothy Kelly
   “That the agenda for the meeting of May 9th, 2017 be adopted as amended.”
   Disposition   Carried

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

4) **Business:**
   1) **Planning:** 7:31 pm
      Susanna Reid – Huron County Planner was in attendance.

      **4.1.1 Enter into a Public Meeting:**
      **Motion:** 249-2017   Moved by Jamie Heffer    Seconded by Sharen Zinn
      “That the regular session of council be adjourned and enter into a Public Meeting under Sections 17 and 34 of the Planning Act.”
      Disposition   Carried
4.1.2 Morris-Turnberry Official Plan Amendment No. 8 and Zoning By-Law Amendment:

Susanna Reid – Huron County Planner was in attendance

Subject Lands: All of Park Lots 21 and 22, part of Park Lots 9, 23 and 24, part of Peter Street, Registered Plan 432, former Township of Turnberry

Owner: 914572 Ontario Ltd. c/o: Rob Stute

Agent: Heimpel Design Inc.

4) 1. Call to order - Mayor Paul Gowing called the Public meeting to order at 7:35 pm

2. Purpose of the Public Meeting – Mayor Paul Gowing presented the purpose of the public meeting.

Purpose and Effect:

The purpose of Official Plan Amendment 8 is to change the designation of a 1.56 ha (approximately 3.86 acres) parcel from ‘Commercial Area’ to ‘Industrial Area’, and part of a closed road allowance to ‘Industrial Area’. The subject property is in the area north of Wingham, in the former Township of Turnberry. The legal description of the area subject to OPA 8 and corresponding Zoning By-law Amendment is: All of Park Lots 21 and 22, part of Park Lots 9, 23 and 24, part of Peter Street, Registered Plan 432.

The property is currently vacant, and is proposed to be developed for a light industrial facility for assembling and warehousing fabric building components. The total floor area of the proposed building for the facility is 2997 square metres.

This property will be accessed from Josephine Street North.

The corresponding Zoning By-law Amendment to the Municipality of Morris-Turnberry Zoning By-law will amend the zoning on the subject property from VC2 (Village Commercial Highway) to VM1-5 (Village Industrial-Special) zones. The special provisions of the VM1-5 include:
- Restricting the permitted use on the subject property to a warehouse and fabricating facility for the assembly of fabric building components only
- Permitting parking in the front yard
- Recognizing a reduced lot frontage of 18.2 metres on Josephine Street North
3. County Planning Department

Susanna Reid presented the Planning Report, dated May 5, 2017 and presented a Power Point presentation on the application.

The Planning recommendation was:
That the Official Plan amendment be adopted by Morris-Turnberry Council and forwarded to the County of Huron for approval; and
That the corresponding Zoning By-law Amendment be adopted by by-law, Pursuant to 24 (2) of the Planning Act, the Zoning By-law Amendment will not come into force until the Official Plan Amendment 8 to the Morris-Turnberry Official Plan is in full force and effect.

4. Comments Received –
1. Maitland Conservation  Brandi Walter, Environmental Planner/ Regulations Officer
2. Huron Perth Catholic District School Board
4. Morris-Turnberry Public Works - Mike Alcock – Director of Public Works
8. Comments from Bill Bruce – adjacent landowner
   Susanna Reid read the letter received from Bill and Kim Bruce.

Sharen Zinn asked if the concerns of Kim and Bill Bruce can be addressed.
Susanna Reid said that Britespan Building system is aware of the waterline and would enter into a private agreement with the Bill and Kim Bruce. The agreement would be a condition of consent.
Comments on the Storm Water Management Plan and the outlet into the Municipal drain has been reviewed by BM Ross and Associates – the swale will allow the water to flow. The Municipal drain has also been discussed with Morris Turnberry Public Works. The fence will be shown on the site plan.
John Smuck said the issues with the water line should be in an agreement. It will be more difficult to address any issues after the laneway has been installed.

Murray Pepper arrived at the meeting at 7:55pm.

5. Owner/ Applicant / Agent comments –
Rob Stute stated ‘No Comments’.
6. Public comments –

**Ron Clark** – Draining water is a big concern. He understands that the drain capacity is already at capacity. This could be a major issue.

**Paul Gowing** – There would be no additional water.

**Mike Alcock** – The new development can only put water in that is going in now, there is a Storm Water Management plan for the project.

**Ron Clark** – What if the system can’t handle all the water?

**Mike Alcock** – The engineer will be the one to design the system.

**Alex Farmer** – The water level is sufficient now, the water will be an issue if there is more added to it.

**Mike Alcock** – All water that leaves the development site will be controlled.

**Rob Stute** – A storm water management plan is in place and it has calculated water flow.

**Ron Clark** – The parking lot will cause more water.

**Paul Gowing** – That issue is for the engineers to design.

**Susanna Reid** – The Morris-Turnberry Council has received the storm water management plan. A copy can be given to Ron Clark.

**Terry Hoy** – He has no problem with the proposal. Is the building sitting on the easement for the municipal drain? Is the laneway on the drain easement? The retention pond appears to be on the drain easement. With regards to the laneway, are the trucks turning left out of the lane and going past the Nursing home. Josephine street north is busy.

**Paul Gowing** – Explained that the intersection at London Road and Josephine Street is a project that the County of Huron is completing to realign the intersection. This project was planned during the development process and is scheduled for 2017, for traffic safety issues and to improve the flow of traffic.

**Terry Hoy** – What about easement on Municipal drain?

**Nancy Michie** – In regards to the Gregory Municipal drain Branch B, it is at the corner of the property and the drain is on Clark’s property. The buffer around the Municipal drain is at the back of the property.

**Rob Stute** – There will be no building over the proposed easements.

7. Council comments and questions –

Dorothy Kelly asked if there would be a public meeting before any drainage work would be completed.

Paul Gowing stated- there would not be a public meeting and the process would be followed under the drainage act, if initiated.
8. **Explanation of the Process following the Public Meeting**

Mayor Paul Gowing explained the process

**Official Plan:** If the By-law is passed for the Official Plan amendment, the clerk shall forward a copy of the By-law to the County of Huron for a final decision. Pending approval, the clerk shall circulate the notice of adoption to the County, required agencies and anyone who requested notice of adoption, within 15 days of passing the by-law.

**Zoning Amendment:** If the By-law is passed, the Clerk is required to send Notice of Passing of the By-law, to all persons and agencies notified of this Public Meeting. There is a 20 day objection period from the time Notice of Passing of the by-law has been mailed by first class mail, wherein submissions/letters of objections or support in respect to the passing of the by-law, will be received by the Clerk.

9. **Adjournment:**

**Motion:** 250-2017 Moved by Jamie Heffer Seconded by Dorothy Kelly

“That the meeting be adjourned at 8:17pm and re-enter regular session of council.”

Disposition Carried

1. **Informed Decision:**

**Motion:** 251-2017 Moved by Jim Nelemans Seconded by Dorothy Kelly

“That the Council of the Municipality of Morris-Turnberry has considered all oral and/or written submissions made in regards to the Official Plan Amendment 8 and the corresponding Zoning By-law for All of Park Lots 21 and 22, part of Park Lots 9, 23 and 24, part of Peter Street, Registered Plan 432, former Township of Turnberry;

Now therefore, the Council of the Municipality of Morris-Turnberry hereby resolves that the information has assisted the Council to make an informed decision in regards to the Official Plan Amendment 8 and the corresponding Zoning By-law for All of Park Lots 21 and 22, part of Park Lots 9, 23 and 24, part of Peter Street, Registered Plan 432, former Township of Turnberry.”

Disposition Carried
2. ‘No further Notice is required’
   Purpose: To add Part of Park Lot 9 to the description:

Motion: 252-2017  Moved by Dorothy Kelly  Seconded by Sharen Zinn
   "That the Council of the Municipality of Morris-Turnberry has held a public meeting
   pursuant to Section 34 (12) of the Planning Act, 1990, with respect to a proposed zoning
   by-law amendment for all of Park lots 21 and 22, part of Park lots 9, 23 and 24, part of
   Peter Street, Registered Plan 432, fronting Josephine Street North, in the former Turnberry
   Township, Municipality of Morris-Turnberry;
   and
   Whereas certain changes have been made to the proposed by-law following circulation;
   Now Therefore, the Council of the Municipality of Morris-Turnberry hereby resolves that
   pursuant to Section 34(17) of the Planning Act, 1990, no further notice is to be given in
   respect to the proposed By-law No. 42-2017."
Disposition  Carried

3. By-law- Morris-Turnberry Official Plan Amendment No. 8 :

Motion: 253-2017  Moved by Jamie Heffer  Seconded by John Smuck
   "That By-law No. 42-2017 be passed as given first, second, third and final
   readings, being a by-law to adopt the Official Plan Amendment No. 8, to the
   Morris-Turnberry Official Plan, effecting all of Park Lots 21 and 22, part of Park
   Lots 9, 23 and 24, part of Peter Street, Registered Plan 432, former Township of
   Turnberry,
pursuant to Section 17 of the Planning Act;
and that the clerk be hereby authorized to forward By-law No. 42-2017 to the
County of Huron for consideration of approval."
Disposition  Carried

4. By-law- Zoning By-law Amendment:

Motion: 254-2017  Moved by Jim Nelemans  Seconded by Dorothy Kelly
   "That By-law No. 43 -2017 be passed as given first, second, third and final
   readings, being a by-law to change the zoning on All of Park Lots 21 and 22, part of
   Park Lots 9, 23 and 24, part of Peter Street, Registered Plan 432, former Township of
   Turnberry, pursuant to Section 34 of the Planning Act, as follows:
   • from VC2 (Village Commercial Highway) to VM 1-5 (Village Industrial-
   Special) and part of a closed road allowance to VM1-5 (Village Industrial-
   Special);
   • and that By-law No. 43-2017, pursuant to Section 24 (2) of the Planning
   Act, will not come into force until the Official Plan Amendment No. 8 to
   the Morris-Turnberry Official Plan, is in full force and effect."
Disposition  Carried
4.  2) Consent Applications:

4.2.1 Consent Application for 914572 Ontario Ltd
Application for creation of a new lot and easement for services
File No. B 26/17
Susanna Reid presented the planning report, dated May 5, 2017.

Motion: 255-2017 Moved by Jim Nelemans Seconded by Dorothy Kelly
“That the Council of the Municipality of Morris-Turnberry recommend consent for
File # B26/17 with the conditions as noted on the planning report; and an
additional condition being: “That the owners of 686 Josephine Street North and
696 Josephine Street North, enter into and agreement with Britespan regarding the
maintenance of the water line, for 686 Josephine Street North, which is below the
Britespan driveway, to the satisfaction of the Municipality of Morris-Turnberry”.”
Disposition Carried

4.2.1 Consent Application for 1822007 Ontario Inc.
Application for easement for truck route File No. B 27/17
Susanna Reid presented the planning report, dated May 5, 2017.

Motion: 256-2017 Moved by Jamie Heffer Seconded by Sharen Zinn
“That the Council of the Municipality of Morris-Turnberry recommend consent for
File # B27/17 with the conditions as noted on the planning report.”
Disposition Carried

4.3 Cross Border Servicing Agreement

Motion: 257-2017 Moved by Dorothy Kelly Seconded by Jim Nelemans
"That By-Law No. 44-2017 be adopted as given first, second, third and final
readings being a by-law to authorize the signing of a Cross Border Servicing
agreement for the supply of water and sewer services to users located in the
Municipality of Morris-Turnberry, with the Township of North Huron.”
Disposition Carried

Terry Hoy, Ron Clark, Rob Stute, John McDonald, Alex Farmer, and Ashley
Farmer left the meeting at 8:42 pm.
4.4 Draft Morris-Turnberry Official Plan – 5 year review update
Susanna Reid – Huron County Planner, made a presentation.

Motion: 258-2017 Moved by Jamie Heffer Seconded by Sharen Zinn
“That the Council of the Municipality of Morris-Turnberry give direction to communicate the designation options to Tony Rombouts and wait for their response for a decision on the next steps.”
Disposition Carried

Motion: 259-2017 Moved by Sharen Zinn Seconded by Dorothy Kelly
“That the Council of the Municipality of Morris-Turnberry give direction to amend the Official plan mapping for the Joseph Schwartzentrumber’s property, at Lot 20, Concession 1, Turnberry, to amend the mapping for the Natural Environment designation, as proposed in the September, 2016 draft of the 5 year Official Plan review.”
Disposition Carried

Motion: 260-2017 Moved by Sharen Zinn Seconded by John Smuck
“That the Council of the Municipality of Morris-Turnberry hereby receive the planning report for the draft Morris-Turnberry Official Plan- 5 year review update and confirm that the Public Meeting will be held on July 6, 2017.”
Disposition Carried

Susanna Reid will bring the final report of the 5 year Official Plan review to Council on Tuesday June 6, 2017.

5) By-law No. 45 -2017 Confirming By-law

Motion: 261-2017 Moved by Dorothy Kelly Seconded by Jamie Heffer
“That By-law No. 45 - 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 May 9th, 2017.”
Disposition Carried

6) Adjournment:

Motion: 262-2017 Moved by Sharen Zinn Seconded by Jim Nelemans
“That the meeting be adjourned at 9:16 pm.”
Disposition Carried

Mayor, Paul Gowing

Clerk, Nancy Michie
MUNICIPALITY OF MORRIS-TURNBERRY
COUNCIL CHAMBERS
41342 Morris Road
Tuesday, May 16th, 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

Others in Attendance:
1. Jackie Riggs  Wingham Advance Times
2. Denny Scott  North Huron Citizen
3. Don Morrison  Landowner
4. John Frieburger  Landowner
5. D.J. Morrison  Landowner
6. David Field  Landowner
7. Nancy Bridge  Vodden, Bender & Seebach Chartered Accountants

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

Adoption of Agenda:
Motion: 263-2017  Moved by Sharen Zinn  Seconded by Jim Nelemans
"That the agenda for the meeting of May 16th, 2017 be adopted as amended."
Disposition  Carried

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

Motion: 264-2017 Moved by Jim Nelemans Seconded by Sharen Zinn
“That the minutes of the May 2nd and May 9th, 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: 265-2017 Moved by Dorothy Kelly Seconded by Jim Nelemans
“That the 2017 Accounts dated May 16th, 2017 be approved for payment in the amount of: $140,298.95 for the Morris-Turnberry Accounts.”
Disposition  Carried

7) Deputation: 7:40 pm
Don Morrison and John Frieburger
Tar & Chip or Asphalt Turnberry Culross Road

Mike Alcock- Director of Public Works presented a report.
Don Morrison and John Frieburger made a presentation requesting Turnberry Culross Road be hard topped.

Motion: 266-2017 Moved by John Smuck Seconded by Dorothy Kelly
“That the Council of the Municipality of Morris-Turnberry receive the Public Works report and the presentation in regards to the proposed a hard surface for the Turnberry Culross Road.”
Disposition  Carried

Don Morrison, John Frieburger, DJ Morrison and David Field left the meeting at 7:50 pm.

8) Public Works 7:50 pm
Mike Alcock- Director of Public Works was in attendance and presented the Public Works Report.

Motion: 267-2017 Moved by Jim Nelemans Seconded by Jamie Heffer
“That the Council of the Municipality of Morris-Turnberry receive the Public Works Report as submitted on May 16, 2017 and to waive the provision of the Purchasing and Procurement Policy to advertise in local newspapers for the purchase of a new grader.”
Disposition  Carried
Nancy Bridge arrived at 8:15 pm.

Motion: 268-2017 Moved by Jamie Heffer Seconded by Sharen Zinn
"That the Council of the Municipality of Morris-Turnberry purchase four of the custom benches and use them at the IPM and the parks and refurbish the six existing benches and purchase new garbage bins and accept the recommendation to remove the Trellis and direct Public Works to move forward with maintenance items; and the capital costs for the benches will come from the Lattimer Estate Fund."
Disposition Carried

9) 2016 Audit Report:

8:30 pm
Nancy Bridge- Auditor- Vodden, Bender & Seebach - Chartered Professional Accountants was in attendance.

9.1 Presentation of the Report:
Nancy Bridge - Auditor- Vodden, Bender & Seebach presented the Audit Report.

9.2 Acceptance of the Report:

Motion: 269-2017 Moved by Dorothy Kelly Seconded by John Smuck
"That the Council of the Municipality of Morris-Turnberry accept the 2016 Audit report as submitted by Nancy Bridge - Auditor- Vodden, Bender & Seebach - Chartered Professional Accountants."
Disposition Carried

The Council thanked Nancy Bridge for her review.

Nancy Bridge left the meeting at 8:53 pm.

10) Business
10.1 Resolutions

Motion: 270-2017 Moved by Dorothy Kelly Seconded by Sharen Zinn
"That the Council of the Municipality of Morris-Turnberry file the following resolution: Township of North Frontenac – Hydro Reduction – Seasonal Residents."
Disposition Carried
10.2 Internet/Telephone Voting
A report was presented by Nancy Michie.

Motion: 271-2017 Moved by Jim Nelemans Seconded by Dorothy Kelly
“That the Council of the Municipality of Morris-Turnberry approve the 2018 Election Service report and direct the clerk to prepare a by-law to secure the services of ‘Simply Voting’ for internet/telephone voting for the 2018 Municipal and School Board Election.”
Disposition Carried

10.3 Fire Services Agreement with Huron East
A report and copy of the Draft Fire Agreement with Huron East, was presented and reviewed for Council’s information. The Council had no objections to the agreement.

10.4 Huron County Showcase at IPM
The Council reviewed the report, listing possible work hours and days to volunteer at the IPM.

10.5 Council Meeting dates in August and September, 2017

Motion: 272-2017 Moved by John Smuck Seconded by Dorothy Kelly
“That the Council of the Municipality of Morris-Turnberry approve the Council meeting scheduled for September 19, 2017 be changed to September 26, 2017 and confirm that only one council meeting will be held in August, 2017.”
Disposition Carried

10.6 Risk Management Seminar
May 25th, 2017 The Livery, Goderich 9:30 am start time
Paul Gowing, Jim Nelemans, Dorothy Kelly, Sharen Zinn, Mike Alcock and Kirk Livingston will be attending the Parks and Roads sessions.

10.7 Wingham Golf & Curling Club
A letter requesting a reduction of the property taxes. The Council reviewed the letter of request and a report of the Municipal Portion of 2017 proposed taxes.

Motion: 273-2017 Moved by Jim Nelemans Seconded by Dorothy Kelly
“That the Council of the Municipality of Morris-Turnberry will not authorize the reduction the Wingham Golf & Curling Club taxes.”
Disposition Carried

The Council instructed that a letter be sent to explain the reason why the Council denied the request.
10.6 Message from Minister Mauro - proposed Building Code
The Council reviewed the message from Minister Mauro, that the Five year septic reinspection policy was deleted from the Building Code updates. for information purposes only.

11) By-laws:

11.1 Cole Municipal Drain

Motion: 274-2017 Moved by Sharen Zinn Seconded by Jamie Heffer
"That By-Law No. 31-2017 be adopted as given third and final readings
being a by-law to adopt the Provisional By-law for the Cole Municipal Drain Report, for the Municipality of Morris-Turnberry."
Disposition Carried

11.2 Budget and Tax Levy By-law
By-law and report were reviewed.

Motion: 275-2017 Moved by Jim Nelemans Seconded by John Smuck
"That By-Law No. 46-2017 be adopted as given first, second, third and final readings
being a by-law to adopt the 2017 budget and tax rates and replace By-law 36-2017, for the Municipality of Morris-Turnberry."
Disposition Carried

12) Council Reports:

Jamie Heffer: No report

Sharen Zinn: No report

Jim Nelemans:
He attended a Belmore Arena board meeting. Discussed updates to the hall.

Dorothy Kelly:
She attended a BMG meeting. The Strategic Plan was finished at the last meeting.

John Smuck: No report
Mayor Paul Gowing:
He was at the Cowbell tonight, May 16/17. It is astounding and very energy efficient.

13) Items for Information
1. FDNH Report for April
2. AMO - 2017 Provincial Budget
3. Ministry of Citizenship and Immigration - Champion of Diversity Award
4. Ontario BIA Association - Return on Investment of BIAs Final Report
5. AMO Conference - Municipal Delegations
6. HMA - Agenda for Annual General Meeting May 11, 2017 and nomination call for new board members
8. Heads Up- Funding Available FCM

14) Minutes
There were no minutes available for review.

15) Other Business:
The Council reviewed the report, for information purposes only.

2. 14/19 Grand Opening Friday, May 19, 2017
Mayor Paul Gowing will attend the Grand Opening.

3. Belmore Homecoming: Garbage bins
The Belmore Homecoming committee wish to use 10 wheelie bins for recycling, for their homecoming.

Motion: 276-2017 Moved by Sharen Zinn Seconded by John Smuck
"That the Council of the Municipality of Morris-Turnberry approve the request from the Belmore Homecoming for Wheelie Bins and that the Municipality will pay the delivery costs and pickup of $120.00."
Disposition Carried
4. Advertising for Celebrations

Motion: 277-2017 Moved by Jim Nelemans Seconded by Sharen Zinn
"That the Council of the Municipality of Morris-Turnberry approve the advertising for the following events:
East Wawanosh Celebration $195.00 + HST ¼ page
Belmore Homecoming $195.00 + HST ¼ page
Canada 150 years later $325.00 + HST ½ inside Banner."
Disposition Carried

5. Bluevale Agreement for Lease:
The council discussed the following for the agreement: Rental amount recommended $2500.00 per year or to be paid to the Municipality.
Grant from the Municipality to the Bluevale committee $5000.00 per year.
This item was deferred until the June 6, 2017 meeting.

6. Gregory Municipal Drain
Request by Britespan for a Section 65(3) report under the Drainage Act.

Motion: 278-2017 Moved by Jamie Heffer Seconded by Dorothy Kelly
"That the Council of the Municipality of Morris-Turnberry receive the Section 65(3) request under the Drainage Act, for a report to add land to the watershed of the Gregory Municipal Drain and that R J Burnside and Associates be appointed to prepare the report and Britespan pays all costs, pursuant to email instruction."
Disposition Carried

16) Additions to the agenda for the next meeting:
1. There was no other business to add to the agenda for the next or any following meeting.

Break: The Council took a short break at 9:45 pm and returned at 9:57 pm.
Jackie Riggs and Denny Scott left the meeting at 9:45 pm.
17) **Closed Session:**

17.1 **Confidential Report** - pursuant to Section 239 (2) (b) personal matters about an identifiable individual

1. Report to the Council / Employee matter

17.2 **Enter into Closed Session:** 9:57 pm

Motion: 279-2017 Moved by Dorothy Kelly Seconded by Sharen Zinn

"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. Report to the Council / Employee matter ."

Disposition Carried

17.3 **Adjourn the Closed Session:** 10:20 pm

Motion: 280-2017 Moved by Jamie Heffer Seconded by Dorothy Kelly

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

Disposition Carried

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


18) **By-law No. 47-2017 Confirming By-law**

Motion: 281-2017 Moved by Dorothy Kelly Seconded by Sharen Zinn

"That By-law No. 47 - 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 May 16th, 2017."

Disposition Carried

19) **Adjournment:**

Motion: 282-2017 Moved by Dorothy Kelly Seconded by John Smuck

"That the meeting be adjourned at 10:21 pm. and this is deemed to be a 2 - 4 hour meeting."

Disposition Carried

Mayor, Paul Gowing

Clerk, Nancy Michie
# Morris Turnberry Account List May 16 2017

## General

<table>
<thead>
<tr>
<th>Account</th>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Union Gas</td>
<td>Morris Office</td>
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<td>Hydro One</td>
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<td>The Citizen</td>
<td>Advertisements</td>
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<td>CIBC VISA</td>
<td>AMCTO Conference Hotel</td>
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<td></td>
<td>AMO Conference Registrations</td>
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<td>Policing - March</td>
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<td>The Public Sector Digest</td>
<td>Conference Registration</td>
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## Payroll

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<th>Description</th>
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<tr>
<td>May 3 2017</td>
<td>Payroll</td>
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<td>Expenses</td>
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<td><strong>General Total</strong></td>
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## Belgrave Park

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<tr>
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<tbody>
<tr>
<td>Hydro One</td>
<td>Kinsmen Park</td>
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<td><strong>Belgrave Park Total</strong></td>
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## Drainage

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<th>Account</th>
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<td>Doerr Municipal Drain</td>
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<td>3,190.45</td>
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<td>Blyth Creek Municipal Drain</td>
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<td><strong>Drainage Total</strong></td>
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<td>13,476.41</td>
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## Belgrave Water

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<td>Humphrey Well</td>
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<td>Belgrave Water</td>
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<tr>
<td>Internet</td>
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<tr>
<td>Spring Flushing Flyer</td>
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<td>27.67</td>
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<td><strong>Water Total</strong></td>
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## Landfill

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<tr>
<td>Morris Landfill</td>
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<td>Morris Landfill</td>
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<td>Large Item Pickup Ad</td>
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<tr>
<td>Curbside Pickup - May</td>
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<td>12,282.95</td>
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<tr>
<td>Hazardous Waste &amp; Large Item Mailouts</td>
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<td>254.79</td>
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<td>Tumberry Landfill</td>
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<td><strong>Landfill Total</strong></td>
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### Roads

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<th>Company</th>
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<tbody>
<tr>
<td>Hydro One</td>
<td>Turnberry Shop</td>
<td>312.18</td>
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<tr>
<td>Union Gas</td>
<td>Morris Shop</td>
<td>120.61</td>
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<td>Chem-Bright Cleaning Services</td>
<td>Office Cleaning</td>
<td>165.73</td>
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<td>MicroAge Basics</td>
<td>Computer Keyboard</td>
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<td>Godenich Print Shop</td>
<td>Business Cards</td>
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<td>Artech Signs &amp; Graphics</td>
<td>Office Sign</td>
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<td>TotallyOne</td>
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<tr>
<td>RONA</td>
<td>Shop Supplies, Park Bench Repairs</td>
<td>95.21</td>
</tr>
<tr>
<td>McDonald Home Hardware</td>
<td>Shop Supplies</td>
<td>95.82</td>
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<tr>
<td>Steffen's Auto Supply</td>
<td>Shop Supplies</td>
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<td>Radar Auto Parts</td>
<td>Shop Supplies</td>
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<td>Schmidt's Power Equipment</td>
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<td>CE MacTavish Limited</td>
<td>Chainsaw Fuel</td>
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<td>Foxton Fuels</td>
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<td>McGavin Farm Equipment</td>
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<td>Huron Tractor</td>
<td>Parts for 09-02 &amp; 13-03 Graders</td>
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<td>Bill's Radiator Service</td>
<td>Repair for 01-12 Tractor</td>
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<td>Municipality of Huron East</td>
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<td>The Citizen</td>
<td>Road Operator Ads</td>
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<tr>
<td>CJ Johnston Office Solutions Inc.</td>
<td>Office Furniture</td>
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### Payroll

<table>
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<th>Description</th>
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<td>11,269.24</td>
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<tr>
<td>May 3 2017 Expenses</td>
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</table>

**Roads Total**: 26,528.33

**Account Total**: 140,298.95

**Approved By Council**: May 16 2017

---

*Mayor - Paul Gowing  
Treasurer- Nancy Michie*
### Morris Turnberry
#### Account List for June 6 2017

#### General
<table>
<thead>
<tr>
<th>Service Provider</th>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Hydro One</td>
<td>Morris Office</td>
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<td>Union Gas</td>
<td>Morris Office</td>
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<td>Cell Phones</td>
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<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>Wingham Advanced Times</td>
<td>Advertising</td>
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<td>Wingham Veterinary Clinic</td>
<td>Animal Control</td>
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<td>Bluevale Community Committee</td>
<td>Hall Rentals</td>
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<td>2017 Q2 Fire Levy</td>
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<td>Township of North Huron</td>
<td>Water Billings</td>
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<td>Minister of Finance</td>
<td>Tile Drain Loans</td>
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<td>Wingham and District Hospital Foundation</td>
<td>Physician Recruitment</td>
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<td>EHT - May 2017</td>
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<td>WSIB</td>
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#### Payroll
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#### Council Payroll- May
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<td>Receiver General</td>
<td>934.15</td>
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#### Building Department
<table>
<thead>
<tr>
<th>Service Provider</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bell Mobility</td>
<td>Cell Phones</td>
<td>132.77</td>
</tr>
<tr>
<td>Kirk Livingston</td>
<td>Vehicle Repair</td>
<td>356.56</td>
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<tr>
<td>Purolator</td>
<td>Courier</td>
<td>35.65</td>
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<tr>
<td>Minister of Finance</td>
<td>EHT - May 2017</td>
<td>355.03</td>
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<td>WSIB</td>
<td>WSIB - May 2017</td>
<td>498.86</td>
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#### Payroll
<table>
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<tr>
<th>Date</th>
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<th>General Total</th>
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<tbody>
<tr>
<td>May 17 2017</td>
<td>7,646.65</td>
<td>224.64</td>
<td>9250.16</td>
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#### Belgrave Park
<table>
<thead>
<tr>
<th>Service Provider</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maitland Manor Nursery</td>
<td>Kinsmen Park Landscaping</td>
<td>555.11</td>
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Belgrave Park Total

#### Drainage
<table>
<thead>
<tr>
<th>Service Provider</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>Hydro One</td>
<td>Hopper Pump</td>
<td>256.54</td>
</tr>
<tr>
<td>Len Baird</td>
<td>Employee Meeting</td>
<td>62.98</td>
</tr>
<tr>
<td>Township of North Huron</td>
<td>Hopper Drain</td>
<td>1,130.00</td>
</tr>
<tr>
<td>Maitland Conservation</td>
<td>Grasby, Thompson-Lamont-Dayell, &amp; Blyth Creek MD</td>
<td>300.00</td>
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<tr>
<td>Maitland Conservation</td>
<td>Wayne Fear &amp; Garniss Municipal Drain</td>
<td>750.00</td>
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<tr>
<td>GM BluePlan Engineering Limited</td>
<td>Cole Municipal Drain</td>
<td>1,372.44</td>
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Drainage Total

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**General Total:** 71,103.22

**Belgrave Park Total:** 555.11

**Drainage Total:** 3,871.96
### Belgrave Water

<table>
<thead>
<tr>
<th>Company</th>
<th>Description</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Bell Canada</td>
<td>Humphrey Well</td>
<td>119.60</td>
</tr>
<tr>
<td>Veolia Water</td>
<td>Belgrave Water</td>
<td>5,456.56</td>
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**Water Total**: 5,578.16

### Landfill

<table>
<thead>
<tr>
<th>Company</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Hydro One</td>
<td>Morris Landfill</td>
<td>223.79</td>
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<tr>
<td>Bell Mobility</td>
<td>Morris Landfill</td>
<td>12.71</td>
</tr>
<tr>
<td>Georgian Bay Fire &amp; Safety Ltd.</td>
<td>Extinguisher Inspection</td>
<td>123.74</td>
</tr>
<tr>
<td>Huron-Perth Rust Control</td>
<td>Scale Maintenance</td>
<td>565.00</td>
</tr>
<tr>
<td>John McKercher Construction</td>
<td>Morris Landfill</td>
<td>1,130.00</td>
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<tr>
<td>Jim Shaw</td>
<td>Morris Landfill</td>
<td>1,265.60</td>
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<tr>
<td>Bluewater Recycling Association</td>
<td>Waste Disposal - April</td>
<td>2,390.15</td>
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**Landfill Total**: 5,716.99

### Roads

<table>
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<tr>
<th>Company</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Bell Canada</td>
<td>Turnberry Shop</td>
<td>85.23</td>
</tr>
<tr>
<td>Bell Canada</td>
<td>Morris Shop</td>
<td>195.59</td>
</tr>
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<td>Bell Mobility</td>
<td>Cell Phones</td>
<td>115.27</td>
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<tr>
<td>Union Gas</td>
<td>Turnberry Shop</td>
<td>83.46</td>
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<tr>
<td>Union Gas</td>
<td>Morris Shop</td>
<td>70.69</td>
</tr>
<tr>
<td>Hydro One</td>
<td>Morris Shop</td>
<td>264.26</td>
</tr>
<tr>
<td>UPS</td>
<td>Courier</td>
<td>34.24</td>
</tr>
<tr>
<td>The Workshop</td>
<td>Safety Clothing</td>
<td>195.26</td>
</tr>
<tr>
<td>Schmidt's Power Equipment</td>
<td>Weedtrimmer, Safety Equipment &amp; Supplies</td>
<td>627.84</td>
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<tr>
<td>Edgar's Feed and Seed</td>
<td>Ditching Supplies</td>
<td>124.30</td>
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<tr>
<td>Jim Shaw</td>
<td>Ditching</td>
<td>226.00</td>
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<tr>
<td>Cut-Rite Tree Service</td>
<td>Tree Removal</td>
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<tr>
<td>John McKercher Construction Ltd.</td>
<td>Tree Stump Removal</td>
<td>427.14</td>
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<tr>
<td>Pai-Da Landscaping Ltd.</td>
<td>Street Sweeping</td>
<td>2,147.00</td>
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<tr>
<td>Township of North Huron</td>
<td>Street Sweeping</td>
<td>2,250.00</td>
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<tr>
<td>Da-Lee</td>
<td>Dust Control</td>
<td>15,653.88</td>
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<tr>
<td>Neils Repair Service</td>
<td>Repair for 11-17 Pickup</td>
<td>57.57</td>
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<tr>
<td>Lynn Hoy Enterprises</td>
<td>Parts for Water Pump</td>
<td>35.02</td>
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<tr>
<td>BM Ross</td>
<td>Bridge Inspection Report</td>
<td>1,135.68</td>
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<td>Municipality of Morris-Turnberry</td>
<td>Municipal Drains</td>
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<td>Joe Reinhardt Construction Ltd.</td>
<td>Office Renovation</td>
<td>11,653.69</td>
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<tr>
<td>Wightman Communications Ltd.</td>
<td>Office Wiring &amp; Telecom Setup</td>
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<tr>
<td>WSIB</td>
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**Roads Total**: 54,537.52

### Payroll

<table>
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</thead>
<tbody>
<tr>
<td>May 17 2017</td>
<td>Payroll</td>
</tr>
<tr>
<td></td>
<td>Expenses</td>
</tr>
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</table>

**Account Total**: 150,613.12

---

**Approved By Council**: June 6 2017

**Mayor - Paul Gowing**

**Treasurer- Nancy Michie**
Recommendation: That the Council of the Municipality of Morris-Turnberry be presented with the Invoice report for their information.

Executive Summary:

At the May 16, 2017 council meeting an invoice was listed from Microage Basics. I advised council that it was for the Director of Public Works Computer. I was incorrect - it was for a new developer for the Photo copier.

An invoice will be presented at the June 20th Council meeting, which is the for the Public Works computer, in the amount of $3,229.55.

Thank you.
CORPORTION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BYLAW NO. 50-2017

A Bylaw respecting fees for Construction, Demolition and Change of Use Permits and Inspections and to repeal Bylaw No. 77-2015

WHEREAS, Section 7 of the Building Code Act, S.O. 1992, c. 23, as amended, empowers councils to pass bylaws respecting construction, demolition and change of use permits and inspections;

AND WHEREAS, the 2012 Building Code, as amended, Section 1.9.1.2 establishes procedure for the ‘Change of Fees’ for applications for a permit or for the issuance of a permit;

AND WHEREAS, notice was given for the public meeting to give consideration to the Bylaw to change the fee schedule for applications for a permit or for the issuance of a permit, in the general section of the Advance Times and the Citizen newspapers on the 10th day of May, 2017 and on the municipal website;

AND WHEREAS, the public meeting to review proposed fees was held on the 6th day of June, 2017;

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

1. That Bylaw No. 77-2015 of the Municipality of Morris-Turnberry be rescinded and repealed;
2. That the fee Schedule for Building fees, be as set out on ‘Schedule A’ of this Bylaw;
3. That By-law No. 77-2015 comes into effect on the 6th day of June, 2017;
4. That the Mayor and Clerk are hereby empowered to sign and execute the said Bylaw.

Read a first, second, third and final time this 6th day of June, 2017.

Mayor – Paul Gowing

Clerk – Nancy Michie
<table>
<thead>
<tr>
<th>Classification</th>
<th>Rates &amp; Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Single Family Residential &amp; Additions</strong></td>
<td></td>
</tr>
<tr>
<td>per square foot</td>
<td>$0.80</td>
</tr>
<tr>
<td>unfinished basement</td>
<td>$0.45</td>
</tr>
<tr>
<td>plus finished basement</td>
<td>$0.45</td>
</tr>
<tr>
<td>plus attached garage</td>
<td>$0.45</td>
</tr>
<tr>
<td>base fee in addition to</td>
<td>$85.00</td>
</tr>
<tr>
<td><strong>Accessory Buildings - Residential</strong></td>
<td></td>
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<tr>
<td>per square foot</td>
<td>$0.45</td>
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<tr>
<td>base fee in addition to</td>
<td>$85.00</td>
</tr>
<tr>
<td><strong>Residential - Renovations</strong></td>
<td></td>
</tr>
<tr>
<td>per square foot</td>
<td>$0.70</td>
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<tr>
<td>per $1000 of value of work</td>
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<tr>
<td>base fee in addition to</td>
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<tr>
<td><strong>Multi-Residential</strong></td>
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<tr>
<td>per square foot</td>
<td>$0.80</td>
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<tr>
<td>plus finished or unfinished basement</td>
<td>$0.45</td>
</tr>
<tr>
<td>plus attached garage</td>
<td>$0.45</td>
</tr>
<tr>
<td>base fee in addition to</td>
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<td><strong>Mobile Homes</strong></td>
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<td>per square foot</td>
<td>$0.80</td>
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<tr>
<td>plus finished or unfinished basement</td>
<td>$0.45</td>
</tr>
<tr>
<td>plus attached garage</td>
<td>$0.45</td>
</tr>
<tr>
<td>base fee in addition to</td>
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</tr>
<tr>
<td><strong>Commercial / Industrial / Institutional</strong></td>
<td></td>
</tr>
<tr>
<td>per square foot</td>
<td>$0.70</td>
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<tr>
<td>base fee in addition to</td>
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<tr>
<td><strong>Commercial / Industrial / Institutional - Additions &amp; Renovations</strong></td>
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<td>Rates &amp; Fees</td>
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<tr>
<td>----------------------------------------------------------</td>
<td>--------------</td>
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<tr>
<td>Commercial / Industrial / Institutional - Accessory</td>
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<td>per square foot</td>
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<td>Farm Buildings - Housing Livestock</td>
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<td>per square foot</td>
<td>$ 0.30</td>
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<tr>
<td>Farm Buildings for other than Housing Livestock</td>
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<td>per square foot</td>
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<td>Agricultural - Additions &amp; Renovations</td>
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<td>per square foot</td>
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<td>per $1000 of value of work</td>
<td>$ 10.00</td>
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<td>base fee in addition to</td>
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<tr>
<td>All Tarped Structures</td>
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</tr>
<tr>
<td>per square foot</td>
<td>$ 0.26</td>
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<td>base fee in addition to</td>
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<tr>
<td>Tent or Tents occupying an area (&gt;60 sq m)</td>
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<td>Manure Storage Facilities</td>
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<tr>
<td>Solid</td>
<td>$ 0.20 / sq ft</td>
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<td>Liquid</td>
<td>$ 9.60 / diameter</td>
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<td>Bunkers &amp; Tower Silos</td>
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<tr>
<td>per $1000 of value of work</td>
<td>$ 12.00</td>
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<tr>
<td>base fee in addition to</td>
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</tr>
<tr>
<td>Granary</td>
<td></td>
</tr>
<tr>
<td>Per $1000 of value of work</td>
<td>$ 12.00</td>
</tr>
<tr>
<td>base fee in addition to</td>
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<tr>
<td>Swimming Pools</td>
<td></td>
</tr>
<tr>
<td>Above Ground - flat fee</td>
<td>$ 100.00</td>
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<tr>
<td>In ground - flat fee</td>
<td>$ 100.00</td>
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<tr>
<td>Classification</td>
<td>Rates &amp; Fees</td>
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<tr>
<td>----------------</td>
<td>-------------</td>
</tr>
<tr>
<td>Solid Fuel Burning Appliances-Woodstoves-Chimneys</td>
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<td>per $1000 of value of work</td>
<td>$ 12.00</td>
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<tr>
<td>base fee in addition to</td>
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</tr>
<tr>
<td>Decks, Balconies and Porches</td>
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</tr>
<tr>
<td>per square foot</td>
<td>$ 0.45</td>
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<tr>
<td>base fee in addition to</td>
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<tr>
<td>All Alternate Energy Projects - (Wind/Solar etc.)</td>
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<td>per $1000 of value of work</td>
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<td>Septic/Sewage System Permits</td>
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<td>Permit - Class 2 &amp; 3</td>
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<tr>
<td>Permit - Class 4 &amp; 5</td>
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<td>Permit - Tank Repair only or Leaching bed repair</td>
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<td>Greenhouse</td>
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<td>per square foot</td>
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<tr>
<td>Plumbing Permit</td>
<td>$ 5.00 per fixture unit</td>
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<td>Occupancy Permit</td>
<td>$ 100.00</td>
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<tr>
<td>Any Construction started without a permit</td>
<td>4 times the original permit fee</td>
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<td>Minimum Permit fee</td>
<td>$ 100.00</td>
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<td>Change of Use</td>
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<td>Demolition</td>
<td></td>
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<tr>
<td>per $1000 of value of work</td>
<td>$ 12.00</td>
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<td>base fee in addition to</td>
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<tr>
<td>Zoning Certificates</td>
<td>$ 80.00</td>
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<td>Copy of Permits/Application</td>
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<td>Any other Building or Structure Not Included</td>
<td>$85 + $12 / $1,000 of value</td>
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<td>Inspection Only - No permit</td>
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<td>Conditional Permit</td>
<td>Original permit cost</td>
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<tr>
<td>Inspection Requested and Not Ready</td>
<td>$ 85.00</td>
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<tr>
<td>Re-inspection fee</td>
<td>$ 85.00 + mileage</td>
</tr>
</tbody>
</table>
To: Mayor Paul Gowing  
Morris-Turnberry Council  
From: Susanna Reid, Planner  
RE: Morris-Turnberry Official Plan 5 year review  
Date: June 1, 2017

Recommendations:  
- That Council receive the attached correspondence regarding the Morris-Turnberry Official Plan five year review  
- That Council provide direction regarding Concession 8, Part Lot 21, former Township of Morris and B, Part Lot 28, 29 former Township of Turnberry  
- When Council is satisfied with OPA 6, it is recommended that the date for the public meeting be set and that notice of the public meeting be circulated

Comments  
Following Council's direction, staff have provided correspondence to the following property owners regarding the five year review of the Morris-Turnberry Official Plan.

Correspondence is attached for Council's information.

- Tony Rombouts, Concession 8, Part Lot 21, former Township of Morris  
- Jamie and Brittany Benniger (G and D Concrete) Concession B, Part Lot 28 and 29, former Township of Turnberry  
- Ken Prince, 212 Alice Street, Lowertown  
- Guy Kelly, Concession 7, Part Lots 29 and 30, former Township of Morris  
- Steve and Janice Fortier, Lot 17, Concession 6, former Township of Turnberry  
- John and Joyce Farrell, Lot 30, Concession 12, former Township of Turnberry  
- Bill Van Nes, Lots 21 to 25, Concession 4, former Township of Morris  
- Dianne Campbell, 87 Mary Street, Lowertown  
- Dave and Anne Hawkins, Lot 16, 17 Concession 8, former Township of Turnberry  
- Wayne Hopper, South Part Lot 25, 26, Concession 1, former Township of Morris, Part of the North ½ of Lot 1 and the North ½ of Lot 4, Concession 4 Morris, North ½ of Lot 4, Concession 4, Morris, South ½ of Lot 21, Concession 3, former Township of Morris  
- Canadian Crane, PLAN 410 LOT 301 PT LOT 282; PT LANE PT CLSD AUGUSTA ST; PT CLSD PATRICK ST RP; 22R1621 PARTS 2 TO 5 RP; 22R4237 PARTS 1 TO 3 RP  
- PLAN 410 PT LOTS 280 281 PT; CLSD PATRICK ST PT CLSD LANE; PLAN 427 LOT 43 PT LOT 42; AND RP 22R5437 PARTS 5 7 9; TO 11  
- Yvonne Kitchen, Concession 12, South Part Lot 31, former Township of Turnberry

"Planning with the community for a healthy, viable and sustainable future."
Two properties require discussion with Council.

Concession 8, Part Lot 21, Morris (owned by Tony Rombouts):

At Council's direction, the May 4 2017 letter from Dietrich Engineering was provided to Tony Rombouts. Tony Rombouts has provided a response (included in the attached package). Mr. Rombouts plans on attending the June 6 2017 Council meeting.

Direction from Council is requested regarding Mr. Rombouts request to remove a Natural Environment Limited Protection designation from the subject property. The area of the area Mr. Rombouts is requesting to remove from the Natural Environment Limited Protection designation is approximately 1.9 acres.

Direction from Council is requested.

Concession B, Part Lot 28, 29 former Township of Turnberry (owned by Jamie and Brittany Benniger):

In the attached correspondence from G and D Concrete (Jamie and Brittany Benniger), there is an area that is designated Natural Environment Full Protection on their farm that is part of an agricultural field. The Planning Department will be bringing mapping showing the area for the Council meeting on Tuesday June 6.

Direction from Council is requested.

Susanna Reid, MCIP RPP
Planner
Hi Susanna

Referring to the Dietrich Engineering report

The water that is coming from that swale will be diverted to the Municipal drain that crosses the Fritz property which crosses Button Line in to lot 21 concession 8
When that drain was installed it was taken into consideration on draining the acres south of the swale into that municipal drain

I hope this meets with your satisfaction
Yours truly Tony

---

Susanna Reid

From: Susanna Reid <sreid@huroncounty.ca>
Sent: May 19, 2017 2:39 PM
To: tonyrombouts@hotmail.com
Cc: Nancy Michie
Subject: Update re: 5 year review of the Morris-Turnberry Official Plan

Hello Tony,

I am e-mailing to update you regarding the five year review of the Morris-Turnberry Official Plan.

You had requested that an existing Natural Environment designation (approx. 1.9 acres) on Concession 8, Part Lot 21, former Township of Morris be removed through the five year Official Plan review process. This has been discussed with Council, who directed that comments be received from the Municipality’s drainage engineer.

Council has asked that Dietrich Engineering’s comments be forwarded to you for your information. See attached.

When you have reviewed this correspondence, could you please respond to indicate how this information influences your request regarding the designation change?

Thank you.

Yours sincerely,

Susanna Reid

Susanna Reid, RPP, MCIP
Planner
May 4, 2017

Council Members
Municipality of Morris-Turnberry

Re: Pt. Lot 21, Concession 8, Rombouts Enterprises Inc.
Municipality of Morris-Turnberry
(Morris Ward)
Our Reference No. 1707

I was asked as drainage superintendent to provide comments on a natural swale within a bush area on Part Lot 21, Concession 8 in the Municipality of Morris-Turnberry, Morris Ward.

The swale is a private feature on the above noted property that is a subwatershed of the Branch of the Blyth Creek Municipal Drain. This swale does not appear on any Department of Fisheries and Oceans (DFO) Classification Mapping or Maitland Valley Conservation Authority (MVCA) Mapping.

It is my understanding that the property owner would like to remove portions of the bush area to square off his agricultural field to increase productivity in working the land.

If permission is granted the landowner will have to accommodate the water that currently uses the swale to travel across the property westerly and under Button Line. The capacity and design standard required will have to satisfy MVCA from a flooding perspective. The contributing watershed for this swale will have to be determined prior to the design of any pipe system. If additional depth is required for drainage under Button Line the landowner will have to petition the Municipality or petition to proceed under the Drainage Act to obtain a legal outlet for the collected water.

If you have any further questions or concerns please contact the undersigned.

Yours truly,

DIETRICH ENGINEERING LIMITED

Chris J. Dietrich, B.A.Sc.
Drainage Superintendent
Municipality of Morris-Turnberry

CJD: cj d
On Jan 27, 2017, at 4:40 PM, Susanna Reid <sreid@huroncounty.ca> wrote:

Hello Jamie and Brittany,

Thank you for sending these photos of your farm.

As the meadow feature is no longer on your farm, the Planning Department will be recommending to Morris-Turnberry Council that the Natural Environment designation not be added.

Could you please advise if you have any further comments regarding the Official Plan?

Yours sincerely,

Susanna Reid

Susanna Reid, RPP, MCIP
Planner
Huron County Planning and Development
57 Napier Street
Goderich, Ontario
N7A 1W2

Tel 519-524-8394 ext 3
sreid@huroncounty.ca

-----Original Message-----
From: G & D Concrete Pumping [mailto:concretepumping@hurontel.on.ca]
Sent: Friday, December 09, 2016 9:54 AM
To: Susanna Reid <sreid@huroncounty.ca>
Subject: Property pictures

As per our conversation, here are a couple drone pictures that we took in the fall of our property at 39098 Amberley Rd. As you can see the area in question is all planted. If you have any further questions please feel free to give me a call anytime.

Morning Susanna,
I had a chance to look at the map over the weekend. I have circled a spot on the map that I have a question about. It shows it as natural environment full protection (the dark green triangle in the middle). That is currently all worked farm land. You are able to see that from the drone picture I sent you last fall or you are welcome to come have a look. If you have any questions for me please feel free to give me a call at 519-357-1653. Or you can just send me an email. Whatever is easier for you
Hello Ken,

I am e-mailing to update you regarding the five year review of the Morris-Turnberry Official Plan.

Morris-Turnberry Council has provided direction to remove the Natural Heritage Plan from the five year review of the Morris-Turnberry Official Plan.

Attached is the revised mapping for Schedule B- Lowertown.

Could you please respond by e-mail to indicate if you have further comments?

Sincerely,

Susanna Reid

Susanna Reid, RPP, MCIP
Planner
Huron County Planning and Development
57 Napier Street
Goderich, Ontario
N7A 1W2

Tel 519-524-8394 ext 3
sreid@huroncounty.ca
Hello Guy,

I am e-mailing to update you regarding the five year review of the Morris-Turnberry Official Plan.

Morris-Turnberry Council has provided direction to remove the Natural Heritage Plan from the five year review of the Morris-Turnberry Official Plan.

Attached is the revised mapping for Schedule B.

Could you please respond by e-mail to indicate if you have further comments?

Yours sincerely,

Susanna Reid

Susanna Reid, RPP, MCIP
Planner
Huron County Planning and Development
57 Napier Street
Goderich, Ontario
N7A 1W2

Tel 519-524-8394 ext 3
sreid@huroncounty.ca
Hi Susanna!

Thank you very much for changing the waterbody on your Draft Zoning map to agriculture, as previously discussed this past February. I'm agreeable with this change.

Regards,
Guy

Sent from my BlackBerry 10 smartphone on the Bell network.

From: Susanna Reid
Sent: Monday, May 29, 2017 12:09 PM
To: Guy Kelly
Cc: Nancy Michie
Subject: RE: Update re: Morris-Turnberry Official Plan 5 year review

Hello Guy,

Attached is the revised Schedule B for the Morris-Turnberry Official Plan five year review.

This shows the waterbody on your property being amended to Agriculture.

Please advise if you have further comments.

Sincerely,

Susanna Reid

From: Guy Kelly <guykelly@royallepage.ca>
Sent: Sunday, May 28, 2017 6:22 PM
To: Susanna Reid <reid@huroncounty.ca>
Subject: Re: Update re: Morris-Turnberry Official Plan 5 year review

Hi Susanna!

Sorry for the delay in getting back to you. Looks fine, except the the water showing in the aggregate zoning. It was my understanding that would not be shown, as before. This will in the aggregate rehabilitation area scheduled for this year. I look forward to your comments.

Regards,
Guy

Sent from my BlackBerry 10 smartphone on the Bell network.

From: Susanna Reid
Hello Guy,

I am e-mailing to update you regarding the five year review of the Morris-Turnberry Official Plan.

Morris-Turnberry Council has provided direction to remove the Natural Heritage Plan from the five year review of the Morris-Turnberry Official Plan.

Attached is the revised mapping for Schedule B.

Could you please respond by e-mail to indicate if you have further comments?

Yours sincerely,

Susanna Reid

Susanna Reid, RPP, MCIP
Planner
Huron County Planning and Development
57 Napier Street
Goderich, Ontario
N7A 1W2

Tel 519-524-8394 ext 3
sreid@huroncounty.ca
THanks Susanna,

I have no further comments at this time

Steven

From: Susanna Reid [mailto:sreid@huroncounty.ca]
Sent: Friday, May 19, 2017 11:07 AM
To: Steve Fortier <sfortier@morristurnberry.ca>
Cc: Nancy Michie <nmichie@morristurnberry.ca>
Subject: Update re: 5 year review of Official Plan

Hello Steve,

I am e-mailing to update you regarding the five year review of the Morris-Turnberry Official Plan.

Morris-Turnberry Council has provided direction to remove the Natural Heritage Plan from the five year review of the Morris-Turnberry Official Plan.

Attached is the final draft of Schedule B with the mapping amendments proposed for the five year review of the Official Plan.

Could you please respond by e-mail to indicate if you have further comments?

Yours sincerely,

Susanna

Susanna Reid, RPP, MCIP
Planner
Huron County Planning and Development
57 Napier Street
Goderich, Ontario
N7A 1W2

Tel 519-524-8394 ext 3
sreid@huroncounty.ca
Joyce and John Farrell  
378 Turnberry Culross Road West  
RR 2 Wingham, N0G 2W0  

May 19, 2017  

Dear John and Joyce,  

I am writing to update you regarding the five year review of the Morris-Turnberry Official Plan. You had provided comments regarding proposed amendments to the Natural Environment designation on Lot 30, Concession 12, former Township of Turnberry.  

Morris-Turnberry Council has provided direction to remove the Natural Heritage Plan from the five year review of the Morris-Turnberry Official Plan.  

Attached is the final draft of Schedule B with the mapping amendments proposed for the five year review of the Official Plan. If you have further questions or require additional information, please let me know.  

I would appreciate hearing from you as to whether you have further comments regarding the Official Plan.  

Yours sincerely,  

Susanna Reid  
Planner

cc: Nancy Michie, Municipality of Morris-Turnberry  

"Planning with the community for a healthy, viable and sustainable future."
Susanna Reid

From: stbrigidsdairy <stbrigidsdairy@gmail.com>
Sent: Friday, May 19, 2017 2:43 PM
To: Susanna Reid
Subject: Re: Update to the Morris-Turnberry Official Plan five year review

Susanna
I looked at map and I have no further comments at this time
Thx

Sent from my iPhone

On 2017/05/19, at 12:15, Susanna Reid <sreid@huroncounty.ca> wrote:

Hello Bill,

I am e-mailing to provide an update regarding the five year review of the Morris-Turnberry Official Plan.

You had provided comments regarding the proposed Natural Environment mapping changes for Schedule B of the Official Plan for your farm—South part of Lots 21-25, Concession 4, former Township of Morris, Morris-Turnberry.

Morris-Turnberry Council has provided direction to remove the Natural Heritage Plan from the five year review of the Morris-Turnberry Official Plan.

Attached is the final draft of Schedule B with the mapping amendments proposed for the five year review of the Official Plan. If you have further questions or require additional information, please let me know.

I would appreciate hearing from you as to whether you have further comments regarding the Official Plan.

Thank you.

Sincerely,

Susanna Reid

Susanna Reid, RPP, MCIP
Planner
Huron County Planning and Development
57 Napier Street
Goderich, Ontario
N7A 1W2

Tel 519-524-8394 ext 3
sreid@huroncounty.ca

<MT_OP_SCHEDULE_B.pdf>
Hello Dianne,

I am e-mailing to provide an update regarding the five year review of the Morris-Turnberry Official Plan.

You had provided comments regarding the proposed Natural Environment mapping changes for Schedule B of the Official Plan for your property—87 Mary Street, Lowertown.

Morris-Turnberry Council has provided direction to remove the Natural Heritage Plan from the five year review of the Morris-Turnberry Official Plan.

Attached is the final draft of Schedule B- Lowertown with the mapping amendments proposed for the five year review of the Official Plan. If you have further questions or require additional information, please let me know.

I would appreciate hearing from you as to whether you have further comments regarding the Official Plan.

Thank you.

Susanna Reid, RPP, MCIP  
Planner  
Huron County Planning and Development  
57 Napier Street  
Goderich, Ontario  
N7A 1W2  
Tel 519-524-8394 ext 3  
sreid@huroncounty.ca
Dave and Anne Hawkins
40701 Howick-Turnberry Road
RR 1 Wingham, ON
N0G 2W0

May 19 2017

Dear Dave and Anne,

I am writing to update you regarding the five year review of the Morris-Turnberry Official Plan. You had provided comments regarding proposed amendments to the Natural Environment designations on Lot 16 Concession 8, former Township of Turnberry.

Morris-Turnberry Council has provided direction to remove the Natural Heritage Plan from the five year review of the Morris-Turnberry Official Plan.

Attached is the final draft of Schedule B with the mapping amendments proposed for the five year review of the Official Plan. If you have further questions or require additional information, please let me know.

I would appreciate hearing from you as to whether you have further comments regarding the Official Plan.

Yours sincerely,

Susanna Reid
Planner

cc: Nancy Michie, Municipality of Morris-Turnberry

"Planning with the community for a healthy, viable and sustainable future."
Hello Wayne,

I am e-mailing to provide an update regarding the five year review of the Morris-Turnberry Official Plan.

You had provided comments regarding the proposed Natural Environment mapping amendments for your farms, including:
- South Part Lot 25 and 26, Conc. 1, Morris Township
- Part of the North 1/2 of Lot 1 & North 1/2 of Lot 2, Conc. 4, Morris Township
- North 1/2 of Lot 5, Conc. 4, Morris Township
- South 1/2 of Lot 21, Conc. 3, Morris Township

Morris-Turnberry Council has provided direction to remove the Natural Heritage Plan from the five year review of the Morris-Turnberry Official Plan.

Attached is the final draft of Schedule B with the mapping amendments proposed for the five year review of the Official Plan.

I would appreciate hearing from you as to whether you have further comments regarding the Official Plan.

Sincerely,

Susanna Reid

Susanna Reid, RPP, MCIP
Planner
Huron County Planning and Development
57 Napier Street
Goderich, Ontario
N7A 1W2

Tel 519-524-8394 ext 3
sreid@huroncounty.ca
Hello Sheena and Conor,

Attached is the revised mapping for Schedule B- Lowertown.

The proposed amendment for your properties has been removed.

The legal descriptions for these lots are below.
Canadian Crane parking area owned by Sheldon Baker: PLAN 410 PT LOTS 280 281 PT;CLSD PATRICK ST PT CLSD LANE;PLAN 427 LOT 43 PT LOT 42;AND RP 22R5437 PARTS 5 7 9;TO 11
Canadian Crane buildings, owned by Sheldon Baker: 160 Potter Street (PLAN 410 LOT 301 PT LOT 282;PT LANE PT CLSD AUGUSTA ST;PT CLSD PATRICK ST RP;22R1621 PARTS 2 TO 5 RP;22R4237 PARTS 1 TO 3 RP)

Please respond to indicate if you have further comments.

Thank you,

Susanna Reid

---

Susanna Reid, RPP, MCIP
Planner
Huron County Planning and Development
57 Napier Street
Goderich, Ontario
N7A 1W2
Tel 519-524-8394 ext 3
sreid@huroncounty.ca

---

From: Conor O'Keefe - Crawford, Mill & Davies [mailto:cokeefe@cmdwingham.com]
Sent: Wednesday, April 12, 2017 8:02 AM
To: Sheena Baker <sheenabaker@canadiancranerentals.com>; Susanna Reid <sreid@huroncounty.ca>
Subject: Re: Canadian Crane development, Lowertown
We will not want to add the lifting of the deeming by-law to the April 18, 2017 Council meeting. We may have to do some transfers before the deeming by-law is lifted. I am writing to Joan Krantz, the solicitor for the Township to confirm these details.

Regards,

Conor Thomas O'Keefe

Lawyer

Crawford, Mill & Davies
217 Josephine Street, Box 1028
Wingham, ON NOG 2W0
Tel: (519) 357-3630
Fax: (519) 357-2798

cokeefe@cmdwingham.com

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From: Sheena Baker  
Sent: Tuesday, April 11, 2017 10:16 AM 
To: 'Susanna Reid'; cokeefe@cmdwingham.com 
Subject: RE: Canadian Crane development, Lowertown

Morning Susanna,

We would like to officially withdrawal our request for our property to be considered industrial in the official 5 year review. We are going to apply for a site specific amendment instead.

We would also like to repeal the lifting of the deeming bylaw on Plan 410 (128 Helena Street). Can this repeal be added to the council meeting on April 18?

Best Regards,

Sheena Baker  
EH&S/ Operations Manager

CANADIAN CRANE RENTALS LTD. 
Office: 519-357-3721 
Cell: 519-357-0811 
Fax: 519-357-2051 
www.canadiancranerentals.com
Hello Conor,

I met with Sheena, Lisa and Sheldon Baker on Tuesday April 4th. Kirk Livingston, CBO, Morris-Turnberry also attended. I am providing an e-mail to summarize our discussion.

The properties we discussed are listed below.

Residential lot, owned by Lisa Baker: 100 Helena Street (PLAN 410 LOT 279 PT LOTS 280;281 PLAN 427 PT LOT 42 PT;HERBERT ST CLOSED and PLAN 410 LOT 279 PT LOTS 280;281 PLAN 427 PT LOT 42 PT;HERBERT ST CLOSED)

Canadian Crane parking area owned by Sheldon Baker: PLAN 410 PT LOTS 280 281 PT;CLSD PATRICK ST PT CLSD LANE;PLAN 427 LOT 43 PT LOT 42;AND RP 22R5437 PARTS 5 7 9;TO 11
Canadaian Crane buildings, owned by Sheldon Baker: 160 Potter Street (PLAN 410 LOT 301 PT LOT 282;PT LANE PT CLSD AUGUSTA ST;PT CLSD PATRICK ST RP;22R1621 PARTS 2 TO 5 RP;22R4237 PARTS 1 TO 3 RP)

128 Helena Street: PLAN 410 LOT 283 TO 286 LOT;297 TO 300 PT AUGUSTA ST;CLOSED

Development proposals discussed included:
- Merging the four lots listed above
- Including the 100 Helena Street in the Canadian Crane development. The lot would be used for parking machinery. The house would no longer be used for residential purposes. No other development is proposed.
- Constructing a driving shed in the Canadian Crane parking lot adjacent to 100 Helena Street
- Building a fourth bay to wash equipment
- Adding an office on the west side of the Canadian Crane building

Planning requirements follow.

1. Merging the lots
By-law 60-2006 is a deeming by-law which applies to Plan 410. I have attached By-law 60-2006 to this e-mail for your review. It may be that changing the lots that the Bakers would like to merge to common ownership will effectively merge the lots because of the existing By-law 6-2006.

I have attached the deeming by-law application if a further deeming by-law is required. (Application-Form-Other) If a further deeming by-law is required, the fee is $204 if additional planning applications are submitted.

Note: when I met with the Bakers we were discussing merging 128 Helena Street with the Canadian Crane lots. I was questioning the merits of this approach at the time. I no longer have concerns about this. The zoning for the development and site plan control will be able to define the northern limit of the site.

2. Official Plan Amendment and Zoning By-law Amendment
100 Helena Street is designated Residential in the Morris-Turnberry Official Plan, with a floodfringe shown on the property. It is zoned VR1 (Village Residential).
The Canadian Crane lots are designated Floodway and Residential, and zoned FW-1 and FW-2 (both Floodway Status zones). The Morris-Turnberry Official Plan and Zoning By-law are available on the Municipality’s website: http://www.morristurnberry.ca/planning-and-development-department.page.78.html

At the meeting on Tuesday, the Bakers said that they would like to use 100 Helena Street for Industrial purposes as well.

The Municipality of Morris-Turnberry is in the process of a five year review of the Morris-Turnberry Official Plan. Through this process, the Bakers have asked for the Residential designation the Canadian Crane property to be changed to Industrial. We discussed removing the proposed amendment through the five year review of the Official Plan from the Canadian Crane property (see attached—draft Lowertown Schedule B for the five year review of the Morris-Turnberry Official Plan) to allow the Bakers to submit an Official Plan Amendment and Zoning By-law amendment. I require clarification by April 12th regarding whether the Bakers would like to withdraw their request for this designation change from the five year review of the Morris-Turnberry Official Plan.

If the Bakers decide to proceed with a site specific amendment, the OPA and ZBLA application form is available on the Planning Department website here: https://www.huroncounty.ca/plandev/forms/

The following information will be required for the OPA and ZBLA application:
- A Ministry of Environment and Climate Change D-6 study to address questions of land use compatibility between 100 Helena Street and the neighbouring residential uses. The Bakers have already completed a D-6 study for the Canadian Crane site (attached)
- Revised Floodway mapping from the Maitland Valley Conservation Authority
- Addressing any additional comments from MVCA (It may be that MVCA has comments regarding the fuel storage and/or proposed wash bay)

The application is submitted to the Municipality of Morris-Turnberry with a fee of $4488. Once the application is complete, the process for circulation, public meeting and appeal period is approximately 3 months. If the application is appealed, there would be an Ontario Municipal Board hearing.

Regarding the floodway mapping: MVCA is in the process of updating the Floodway mapping. They have advised that the mapping is nearing completion. As the revised mapping may influence the designation of the Baker properties, it is recommended that the application not be submitted until this information is available. I have copied MVCA staff on this e-mail, as well as B.M. Ross who has been working on the floodway mapping.

3. Site Plan Control
The development is subject to site plan control. I have attached the Morris-Turnberry Site Plan Control Guidelines. The application form for site plan control is the same application form for the deeming by-law, and is attached. The site plan application fee is $1000, payable to the Municipality of Morris-Turnberry.

The site plan control guidelines outline site design questions that will be considered through the site plan control process. Considerations specific to the Canadian Crane site include:
- Mitigate noise and dust impacts on neighbouring residential uses
- Fencing to address pedestrian access, and delineate the north edge of the development
- Lot grading and drainage
- Parking

Other issues may be identified through the planning process.

Let me know if you require additional information.

Yours sincerely,
Hello Tony,

I am e-mailing to update you regarding the five year review of the Morris-Turnberry Official Plan.

You had requested that an existing Natural Environment designation (approx. 1.9 acres) on Concession 8, Part Lot 21, former Township of Morris be removed through the five year Official Plan review process. This has been discussed with Council, who directed that comments be received from the Municipality’s drainage engineer.

Council has asked that Dietrich Engineering’s comments be forwarded to you for your information. See attached.

When you have reviewed this correspondence, could you please respond to indicate how this information influences your request regarding the designation change?

Thank you.

Yours sincerely,

Susanna Reid

Susanna Reid, RPP, MCIP
Planner
Huron County Planning and Development
57 Napier Street
Goderich, Ontario
N7A 1W2

Tel 519-524-8394 ext 3
sreid@huroncounty.ca
Hello Yvonne,

I am e-mailing to provide you with the final draft of Schedule B for the Morris-Turnberry Official Plan five year review.

Please respond to indicate if you have any further comments regarding the Official Plan.

Thank you.

Yours sincerely,

Susanna Reid

Susanna Reid, RPP, MCIP
Planner
Huron County Planning and Development
57 Napier Street
Goderich, Ontario
N7A 1W2
Tel 519-524-8394 ext 3
sreid@huroncounty.ca

From: yvonne kitchen [mailto:hykitch@ezlink.ca]
Sent: Monday, January 30, 2017 10:44 AM
To: Susanna Reid <sreid@huroncounty.ca>
Subject: Re: Morris-Turnberry Official Plan review Conc 12, South Part Lot 31

Susanna, please keep the designated property as Wetlands as it has been in the past
thanks,
yvonne Kitchen

----- Original Message ----- 
From: Susanna Reid
To: yvonne kitchen
Sent: Friday, January 27, 2017 4:36 PM
Subject: RE: Morris-Turnberry Official Plan review Conc 12, South Part Lot 31

Hello Yvonne,

I would like to change my schedule to work in Goderich on January 31 instead of Morris-Turnberry.
I wonder if we could try discussing your property on the phone, and get together if needed afterwards?

Thanks for considering,

Susanna

--- Original Message ---

From: yvonne kitchen [mailto:hykitch@ezlink.ca]
Sent: Thursday, January 26, 2017 12:10 PM
To: Susanna Reid <sreid@huroncounty.ca>
Subject: Re: Morris-Turnberry Official Plan review Conc 12, South Part Lot 31

see you then
Key

That would be fine.

I will see you at the Morris-Turnberry Municipal office at 11 am on Tuesday January 31st.

Susanna

--- Original Message ---

From: Susanna Reid
To: yvonne kitchen
Cc: Nancy Michie
Sent: Thursday, January 26, 2017 11:32 AM
Subject: RE: Morris-Turnberry Official Plan review Conc 12, South Part Lot 31

That would be fine.

I will see you at the Morris-Turnberry Municipal office at 11 am on Tuesday January 31st.

Susanna

--- Original Message ---

From: yvonne kitchen [mailto:hykitch@ezlink.ca]
Sent: Thursday, January 26, 2017 11:31 AM
To: Susanna Reid <sreid@huroncounty.ca>
Subject: Re: Morris - Turnberry Official Plan review Conc 12, South Part Lot 31

How about 11:00 am? on the 31st

Yvonne

--- Original Message ---

From: Susanna Reid
To: yvonne kitchen
Sent: Thursday, January 26, 2017 11:04 AM
Subject: RE: Morris-Turnberry Official Plan review Conc 12, South Part Lot 31

Hello Yvonne,

Would next Tuesday January 31 work be possible? I could meet at any time that would work for you.

Susanna

--- Original Message ---

From: yvonne kitchen [mailto:hykitch@ezlink.ca]
Sent: Thursday, January 26, 2017 11:03 AM
To: Susanna Reid <sreid@huroncounty.ca>
Subject: Re: Morris-Turnberry Official Plan review Conc 12, South Part Lot 31

Hi Susanna:
I do need some help in interpreting this. Can you give me a couple of dates from which to chose when I could come in and discuss with you in person

thanks for the consideration

Yvonne Kitchen

----- Original Message -----
From: Susanna Reid
To: yvonne kitchen
Sent: Friday, January 20, 2017 3:16 PM
Subject: Morris-Turnberry Official Plan review Conc 12, South Part Lot 31

Hello Yvonne,

I am following up from our meeting in September regarding your question about the mapping on CON 12 S PT LOT 31 39178 GLENANNON ROAD

You were asking about the proposed designation change to Agriculture for a small area on this property.

I have attached mapping that shows the Natural Environment layers. There is no Natural Environment mapping on the circle. It appears from the air photo that there is a building in this location.

As we discussed, the draft Official Plan Schedule B (attached) proposes to designate this area Agriculture.

Do you have further thoughts about designating this area Agriculture after looking at this mapping?

Thanks,

Susanna Reid

Susanna Reid, RPP, MCIP
Planner
Huron County Planning and Development
57 Napier Street
Goderich, Ontario
N7A 1W2

Tel 519-524-8394 ext 3
sreid@huroncounty.ca

From: Susanna Reid
Sent: Tuesday, September 27, 2016 9:51 AM
To: 'hykitch@ezlink.on.ca' <hykitch@ezlink.on.ca>
Subject: Clean Water Project

Hello Yvonne,

Good to meet you this morning to discuss the Morris-Turnberry Official Plan mapping.

I will forward you information about the mapping change on your property when I have received it. In the meantime, I forgot to provide you with the Clean Water Project flyer when you left
It is attached in case you might be interested.

I will be in touch regarding the Official Plan mapping.

Susanna

Susanna Reid, RPP, MCIP
Planner
Huron County Planning and Development
57 Napier Street
Goderich, Ontario
N7A 1W2

Tel 519-524-8394 ext 3
sreid@huroncounty.ca
Consent Application Report – File # 25/17

Name of Owner: Leneray Farms Ltd, BTL Acres Ltd, Grey Acres Limited
Name of Applicant: John McKercher
Property Address: 42451 Cranbrook Road, R.R. 4 Brussels
Property Description: Lots 27 and 28 Concession 7, former Township of Morris
Date: June 1 2017

Recommendation: That provisional consent be:

- **X** granted with conditions (attached)
- **deferred**
- **denied** (referred to the Committee of the Whole, for a decision)

Purpose: enlarge abutting lot
create new lot
**X** surplus farm dwelling
right-of-way / easement
other:

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<th>Area Severed: .75 ha (approx. 1.85 acres)</th>
<th>Official Plan Designation: Agriculture</th>
<th>Zoning: AG1 (General Agriculture)</th>
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<tr>
<td>Area Retained: 60 ha (approx. 148.25 acres)</td>
<td>Official Plan Designation: Agriculture</td>
<td>Zoning: AG1 (General Agriculture) and NE2 (Natural Environment Limited Protection)</td>
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Review: This application:

- **X** Is consistent with the Provincial Policy Statement (s. 3(5) Planning Act);
- **X** Does not require a plan of subdivision for the proper and orderly development of the municipality (s. 53(1) Planning Act);
- **X** Conforms with section 51(24) of the Planning Act;
- **X** Conforms with the Huron County Official Plan;
- **X** Conforms with the Morris-Turnberry Official Plan, section 3.4.9
- **X** Complies with the municipal Zoning By-law (or will comply subject to a standard condition of rezoning or minor variance);

Has been recommended for approval by the local municipality, and
Has no unresolved objections/concerns raised (to date) from agencies or the public.
(Applications that do not meet all of the foregoing criteria will be referred to the Committee of the Whole for a decision)

Agency Comments:

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<th>Not Received or N/A</th>
<th>No Concerns</th>
<th>See Conditions</th>
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<td>Maitland Valley Conservation Authority</td>
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<tr>
<td>Huron County Public Works</td>
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<td>Municipality of Huron East</td>
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</tr>
<tr>
<td>Huron County Health Unit</td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

Additional Comments:
This is an application for a surplus residence severance. The County of Huron Official Plan (Section 2.3.8) and the Morris-Turnberry Official Plan (Section 3.4.9) permit surplus residence severances,
provided the application satisfies the criteria of the surplus residence policies. Surplus residence requirements are reviewed below.

- **The farm residence is surplus to the farmer.** Leneray Farms Ltd, BTL Acres Ltd. and Grey Acres, Marlene Ann Fischer, Murray Keith John Fischer own Part Lot 11, Conc 9 Grey, Municipality of Huron East.
- **The residence must have been constructed prior to June 28, 1973.** The applicant has advised that the house was built around 1900.
- **The residence is habitable and it is the intention to use the residence.**
- **There has been no previous separation of land for residential purposes from the farm property as it existed on June 28, 1973.** There have been no separations for residential purposes.
- **The retained land are a minimum of 19 ha.** The retained lands are 60 ha.
- **Where the residence is within 300 metres of an existing aggregate deposit, an assessment of potential impacts may be required.** There is an aggregate deposit within 300 metres of the subject property. The applicants have provided an Aggregate Impact Assessment completed by Robert Gibson Consulting Services Inc. dated March 23 2017 with an opinion that 'the proposed severance would not negatively impact or cause any additional sterilization of the Secondary Aggregate Resource.'
- **Where there is a barn in proximity to the surplus residence severance, Council may require that it be demolished, or it can be included with the residential lot.** There is a 75' X 54' barn that is proposed to remain with the severed parcel. The number of livestock units permitted in the barn will be restricted by the AG4 zone.
- **Minimum Distance Separation (MDS) formulae requirements are met to the surplus house if barn(s) exist on the retained farm land.** MDS does not apply to existing barns on separately titled lots. There is no barn on the retained farm land.
- **The area to be retained be rezoned to prohibit the construction of the residence.** The retained parcel will automatically be rezoned to AG2-1 (Restricted Agriculture-Special), as discussed in the rezoning section below.
- **The area to be severed be rezoned to a special agricultural category.** The severed parcel will be automatically rezoned to AG4-1 (Agricultural Small Holdings-Special), as discussed in the rezoning section below.
- **The separated parcel will not include any more prime agricultural land than is required to support the residence, septic system and well.** The parcel will be regular in shape (i.e. rectangular or square), if possible. The severed parcel will be 0.75 ha (1.85 acres) in size to accommodate the residential dwelling, accessory structures, well, septic system and weeping bed. The parcel is irregularly shaped in order to minimize the amount of farmland with the severed parcel.

Rezoning: As a condition of severance, the severed land must be rezoned to AG4-special (Agricultural Small Holdings) and the retained land to AG2-special (Restricted Agriculture Special). The Morris-Turnberry Zoning By-law includes a general provision that changes the zoning for surplus residence severances without the requirement of a zoning by-law application.

Septic system: The Huron County Health Unit has reviewed the application. The Health Unit approves the application for severance with the following condition: "Applicant to provide a letter from a licensed contractor advising that the tank has been pumped and is functioning properly for the severed parcel of land to the satisfaction of the Huron County Health Unit."

**Recommended Conditions** (denoted by X)

**Expiry Period**

X Conditions imposed must be met within one year of the date of notice of decision, as required by Section 53(41) of the Planning Act, RSO 1990, as amended. If conditions are not fulfilled as
Consent Application Report – File # 25/17

prescribed within one year, the application shall be deemed to be refused. Provided the conditions are fulfilled within one year, the application is valid for two years from the date of notice of decision.

Municipal Requirements
X All municipal requirements, financial or otherwise, be met to the satisfaction of the Municipality (for example: servicing connections, cash-in-lieu of park dedication, property maintenance, compliance with zoning by-law provisions for structures).

911 addressing for the subject lands be dealt with to the satisfaction of the Municipality.

X The sum of $300 be paid to the Municipality as cash-in-lieu of parkland.

The applicant enter into a development agreement with the Municipality addressing the development of the severed parcel (for example: lot grading and drainage, storm water management, provision of services).

Survey/Reference Plan or Registerable Description
X Provide to the satisfaction of the County and the Municipality:
   a) a survey showing the lot lines of the severed parcel and the location of any buildings thereon, and
   b) a reference plan based on the approved survey;

Zoning
X Where a violation of any municipal zoning by-law is evident, the appropriate minor variance or rezoning be obtained to the satisfaction of the Municipality of Morris-Turnberry.

X The severed land be rezoned to the appropriate zone (AG2-1), to the satisfaction of the Municipality of Morris-Turnberry.

X The retained land be rezoned to the appropriate zone (AG4-1) to prohibit a residence, to the satisfaction of the Municipality of Morris-Turnberry.

Storm Water and Drainage
X Section 65 of the Drainage Act be addressed to the satisfaction of the Municipality of Morris-Turnberry, and a $200 fee be paid to the Municipality of Morris-Turnberry.

Septic System Inspection
X A letter from a licensed contractor advising that the tank has been pumped and is functioning properly for the severed parcel of land be provided to the satisfaction of the Huron County Health Unit.

June 1 2017

Susanna Reid, Planner

Date
NOTICE OF AN APPLICATION FOR CONSENT FOR SEVERANCE

DATE: May 12, 2017  File #: B 25/17

TO:

Owner/Applicant – Leneray Farms Ltd., BTL Acres Ltd & Grey Acres Limited / John McKercher
Clerk-Administrator Municipality of Morris-Turnberry
Abutting Municipality with 1 km of subject property – Huron East
Huron County Health Unit
Susanna Reid, Planner, Huron County Planning Department

Enclosed is a copy of an application for Consent for your review and comments to the Huron County Planning & Development Department.

LOCATION OF PROPERTY

Municipality: Morris-Turnberry  Lot: Lots 27 & 28, Concession 7, Morris, 42451 Cranbrook Road
Owner: Leneray Farms Ltd., BTL Acres Ltd & Grey Acres Limited  Applicant/Agent: John McKercher

PURPOSE AND EFFECT

The purpose and effect of this application is for the creation of a new lot under the surplus farm residence policy. The land to be severed is approximately 2.15 acres (0.87 ha) and contains a house, two sheds and a barn. The vacant land to be retained is approximately 148.02 acres (59.9 ha).

LAST DAY FOR RECEIVING COMMENTS

We would appreciate your comments by May 26, 2017 as to whether or not your department or agency has any comments to this severance and whether or not any conditions should be imposed. We will assume you have no objections to the application if no comments are received by the time specified. If this does not provide you with sufficient opportunity to consider the application, please advise.

DECISION AND APPEAL

If you wish to be notified of the decision in respect to the proposed consent, you must make a written request to the Huron County Planning & Development Department c/o Mrs. Senga Smith, Land Division Secretary, Huron County Consent Granting Authority at 57 Napier Street, 2nd Floor, Goderich, Ontario, N7A 1W2.

If a person or public body, that files an appeal of a decision in respect of the proposed consent, does not make written submission to the Huron County Planning Department before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

ADDITIONAL INFORMATION

Further information regarding this application will be available to the public for inspection between 8:30 a.m. to 4:30 p.m. - Monday to Friday at:

Huron County Planning & Development Department
57 Napier Street, 2nd Floor, Goderich, Ontario N7A 1W2

Alternatively, you may review the application at the local municipal office.

"Planning with the community for a healthy, viable and sustainable future."
1. PRE-SUBMISSION CONSULTATION

Applicants are strongly encouraged to contact the County and speak/meet with the Planner assigned to the Municipality before submitting an application for information specific to their application.

Date of Applicant's consultation meeting with County Planner assigned to Municipality: April, 2016

2. APPLICATION INFORMATION

<table>
<thead>
<tr>
<th>Name of Applicants</th>
<th>John McKercher</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Owner</td>
<td>Lene Ray Farms Limited</td>
</tr>
<tr>
<td>Address</td>
<td>77 Main St. S., Box 220, Seaforth, Ontario NOK 1W0</td>
</tr>
<tr>
<td>Address 2</td>
<td>43498 Newry Road, R.R. 3, Brussels, Ontario NOG 1HO</td>
</tr>
<tr>
<td>Telephone Numbers</td>
<td>(519) 527-9224</td>
</tr>
<tr>
<td>Fax</td>
<td>(519) 527-2324</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:jmckercher@devereauxmurray.ca">jmckercher@devereauxmurray.ca</a></td>
</tr>
<tr>
<td>Postal Code</td>
<td>NOK 1WO</td>
</tr>
</tbody>
</table>

3. LOCATION OF THE SUBJECT PROPERTY - SEVERED & RETAINED (Complete applicable lines)

| Reference Plan | Municipal Address (911 number and street/road name): 42451 Cranbrook Road, R.R. 4, Brussels, Ontario N0G 1MO |
|               | Street Number: 42451 | Lot Number(s): 27 and 28 | Part Number(s): Morris Turnberry |
|               | Municipal Address: 77 Main St. S., Box 220, Seaforth, Ontario NOK 1W0 |
|               | Address: 43498 Newry Road, R.R. 3, Brussels, Ontario NOG 1HO |
|               | Roll (if available): 4860-000707080000 |

a) Are there any right-of-way easements or restrictive covenants affecting the severed or retained land? Yes ☐ No ☐ Unknown ☐

b) Is any of the severed or retained land in Wellhead Protection Area? Yes ☐ No ☐ Unknown ☐

If Yes, please obtain a Restricted Land Use Permit from the Risk Management Official. If Unknown, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.

File #3.3.1

For office use only

Received: December 30, 2016

Correspondence to be sent to: [ ] all parties, [ ] applicant, [ ] owner, or [ ] non-application and/or non-owner.

APPROVAL: John McKercher

Considered complete on May 15, 2017.
3. PURPOSE OF THE APPLICATION
Type of proposed transaction: (Check appropriate box)

<table>
<thead>
<tr>
<th>Transfer:</th>
<th>Other:</th>
</tr>
</thead>
<tbody>
<tr>
<td>[x] creation of a new lot</td>
<td>[ ] change</td>
</tr>
<tr>
<td>[ ] addition to a lot</td>
<td>[ ] lease</td>
</tr>
<tr>
<td>[ ] an easement</td>
<td>[ ] correction of title</td>
</tr>
<tr>
<td>[ ] other purpose (please specify)</td>
<td></td>
</tr>
</tbody>
</table>

Briefly, describe the proposed transaction.
Severance of a residence which is surplus to farming operation.

Name(s) of person(s), if known, to which land or interest in land is to be transferred, leased or charged:

If a surplus severance, provide legal description and locations of other farm holdings of owner/purchaser.

Part Lot 11 Concession 9 Grey Municipality of Huron East, being PIN 41351-0019

If a lot addition, identify the lands to which the parcel will be added.

<table>
<thead>
<tr>
<th>Municipality:</th>
<th>Ward:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Concession:</td>
<td>Lot Number(s):</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Registered Plan:</td>
<td>Lot(s) Block(s):</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Reference Plan:</td>
<td>Part Number(s):</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Name of Street/Road:</td>
<td>Street Number:</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

4. DESCRIPTION OF SUBJECT LAND

**Description land intended to be severed:**

a) Frontage: 23 metres
Depth: 114 metres
Area: 0.87 hectares

Existing Use(s) Residential
 Proposed Use(s) Residential

Existing Building(s) or Structure(s) House, Sheds (2), Barn
 Proposed Building(s) or Structures Same

b) Type of access: (check appropriate space)

- [ ] provincial highway
- [x] county road
- [x] municipal road, maintained all year
- [ ] municipal road, seasonally maintained
- [ ] other

c) Type of water supply proposed: (check appropriate space)

- [ ] publicly owned and operated piped water system
- [x] privately owned and operated individual well
  - [ ] dug
  - [x] drilled

**Description of land intended to be retained:**

a) Frontage: 580 metres
Depth: 1005 metres
Area: 59.9 hectares

Existing Use(s) Agriculture and Natural Environment
 Proposed Use(s) Agriculture and Natural Environment

Existing Building(s) or Structure(s) None
 Proposed Building(s) or Structures None

b) Type of access: (check appropriate space)

- [ ] provincial highway
- [ ] county road
- [x] municipal road, maintained all year
- [ ] municipal road, seasonally maintained
- [ ] other

c) Type of water supply proposed: (check appropriate space)

- [ ] publicly owned and operated piped water system
- [ ] privately owned and operated individual well
  - [ ] dug
  - [ ] drilled
6. LAND USE

a) What is the existing Official Plan designation of the property?  **Agriculture and Natural Environment**

b) What is the zoning of the property?  **AG1 and NE2**

c) Are any of the following uses or features on the subject land or within 500 metres of the subject land? Please respond "yes" or "no" to each use or feature.

<table>
<thead>
<tr>
<th>Use or Feature</th>
<th>On the Subject Land (yes or no)</th>
<th>With 500m of subject land, unless otherwise specified (indicate approximate distance) (yes or no)</th>
</tr>
</thead>
<tbody>
<tr>
<td>An agricultural operation, including livestock facility or stockyard</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>A landfill</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>A sewage treatment plant or waste stabilization plant</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>A provincially significant wetland (Class 1, 2 or 3 wetland)</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>A provincially significant wetland within 120m of the subject lands</td>
<td>N/A</td>
<td>No</td>
</tr>
<tr>
<td>Flood plain</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>A rehabilitated mine site</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>A non-operating mine site within 1 km of the subject land</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>An active mine site</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>An industrial or commercial use (specify the use(s))</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>A former industrial or commercial use</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>An active railway line</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>A municipal airport</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>An underground storage tank or buried waste</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>A current Environmental Site Assessment for the site or has one been prepared within the last 5 years. If yes, please submit with application.</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>
7. **HISTORY OF PROPERTY**

a) Has the subject land ever been the subject of an application for approval of a plan of subdivision under Section 51 of the Planning Act or a consent under Section 53 of the Planning Act?  
   Yes [ ]  No [X]  Unknown [ ]

If Yes, and known, provide file number of the application and the decision made on the application.

File Number: ____________________________

Decision: ____________________________

b) If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

________________________________________________________________________

________________________________________________________________________

c) Is the subject land reserved for manure applications under the nutrient management plan or manure agreement that was submitted to the municipality?  
   Yes [ ]  No [X]

d) Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?  
   Yes [ ]  No [X]  Unknown [ ]

If Yes, provide for each severed, the date of transfer, the name of the transferred and the land use.

________________________________________________________________________

________________________________________________________________________

8. **PROVINCIAL POLICY**

Is the application consistent with the provincial policy statement issued under Section 3 (1) of the Planning Act?  
   Yes [X]  No [ ]  Unknown [ ]

9. **HEALTH UNIT REVIEW**

Please answer **Section A** OR **Section B**, depending on the type of servicing available.

**Section A** – Where SANITARY SEWERS are available.

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes [ ]</th>
<th>No [X]</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the property within 183 metres (600 feet) of an abattoir? (slaughter house)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Section B** – Where SEPTIC SYSTEMS are available.

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes [ ]</th>
<th>No [X]</th>
</tr>
</thead>
<tbody>
<tr>
<td>The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The severed parcel contains a residence or other building(s) serviced by an on-site sewage system?</td>
<td>[X]</td>
<td>[ ]</td>
</tr>
<tr>
<td>If you answered Yes; is the on-site sewage system older than 5 years of age?</td>
<td>[X]</td>
<td>[ ]</td>
</tr>
<tr>
<td>If you answered Yes; has the on-site sewage system been inspected by a licenced contractor within the past 3 years?</td>
<td>[ ]</td>
<td>[X]</td>
</tr>
<tr>
<td>If you answered Yes; you are required to provide a certificate of inspection with your application.</td>
<td>[ ]</td>
<td>[X]</td>
</tr>
<tr>
<td>If you answered No; you will be required to have an inspection carried out and provide a certificate of inspection as a condition of consent (severance) approval.</td>
<td>[ ]</td>
<td>[X]</td>
</tr>
<tr>
<td>Is the property less than .4 hectares (1 acre) in area?</td>
<td>[ ]</td>
<td>[X]</td>
</tr>
<tr>
<td>Does the property have less than .2 hectares (1/2 acre) of &quot;useable land&quot;** for a septic tank and tile bed? See definition of &quot;useable land&quot; below.</td>
<td>[ ]</td>
<td>[X]</td>
</tr>
<tr>
<td>I am uncertain of the location of the existing septic tank and tile bed on the property.</td>
<td>[ ]</td>
<td>[X]</td>
</tr>
<tr>
<td>There will be more than one dwelling unit on each lot.</td>
<td>[ ]</td>
<td>[X]</td>
</tr>
<tr>
<td>An industrial or commercial use is proposed which will require a septic system.</td>
<td>[ ]</td>
<td>[X]</td>
</tr>
<tr>
<td>It the property within 183 metres (600 feet) of an abattoir (slaughter house)?</td>
<td>[ ]</td>
<td>[X]</td>
</tr>
<tr>
<td>The application is for a new Plan of Subdivision.</td>
<td>[ ]</td>
<td>[X]</td>
</tr>
</tbody>
</table>
"Usable Land" means an area of land with suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures, swimming pools, etc. and such land is or will be used solely for a septic tank and tile bed and any future replacement of the tile bed, and which area is at least 3 metres (10 feet) from any property line, at least 15 metres (50 feet) from any drilled well, at least 30 metres (100 feet) from any dug well, at least 15 metres (50 feet) from any top-of-bank of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive area, and does not contain field tile or other artificial drainage. (Other restriction may apply according to legislation).

Note: Regardless of the results from Section A or B, some applications may require comments from the Health Unit as identified through the planning process. In these cases, the relevant fee shall apply.

If the answer to any question in Section 8 is "Yes" the Health Unit comments will be required and a fee must be submitted with your application: Cheque should be made payable to County of Huron.

Health Unit Review Fee: $262.25
Severance resulting in 2 lots or fewer: $262.65
Severance resulting in 3 lots or more: $499.00
Total Paid: $2302.65

10. SKETCH CHECKLIST

The application shall be accompanied by a clean, legible sketch showing the following information. Failure to supply this information will result in a delay in processing the application.

Please do not use pencils for completing sketch as they do not copy well.

Please check the boxes indicating that your sketch provides the following information:

☐ boundaries and dimensions of the land that is to be severed and the part that is to be retained;
☐ boundaries and dimensions of any land owned by the owner of the subject land that abuts the severed and retained land;
☐ distance between the subject land and the nearest township lot line and/or landmark, such as a railway crossing or bridge;
☐ location of all land previously severed from the parcel;
☐ location of all wells, including abandoned wells, on neighbouring properties within 30m of lot lines of both the severed and retained lands subject to this consent application;
☐ location of all natural and artificial features in the subject land and adjacent lands such as railways, roads, watercourses, drainage ditches, field drains, river or stream banks, wetlands, wooded areas and the location and nature of any easement affecting the subject land;
☐ location of all buildings, all wells, including abandoned wells and all components of a sewage system (i.e. septic tanks and weeping beds, communal sewage systems) on the severed and retrained lands, and the distance of each to the proposed new lot line;
☐ location of all buildings, wells, abandoned wells and all components of a sewage system (i.e. septic tanks and weeping beds) on the severed and retained lands, and the distance of each to the proposed new lot line;
☐ existing uses on adjacent land such as residential, agricultural and commercial uses;
☐ location of beach access - if the property is a recreational property, adjacent to or in proximity to the waterfront;
☐ location and nature of any easements affecting the property;
☐ whether sewage disposal will be provided by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system, a privy or other means.
11. **APPLICANT'S/OWNER'S DECLARATION**

(This must be completed by the Person Filing the Application for the proposed development site.)

I, **John McKercher** of the **Municipality of Huron East**

(Name of Applicant) (Name of Town, Township, etc.)

In the Region/County/District of **Huron**

solemnly declare that all of the statements contained in this application and supporting documentation are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act." I hereby acknowledge and accept the requirements and costs referred to in Notes listed.

**NOTES:**

Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. The County/Municipality will address only the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.

All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.

In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.

DECLARED before me at:

Region/County/District of **Huron**

In the Municipality of **Huron East**

This **3rd** day of **March** 2017

[Signature]

John McKercher

Please Print name of Applicant

Commissioner of Oaths

*Patricia Healy, a Commissioner, etc.*

County of Huron

Devereaux Murray

Appointed Commissioner

June 16, 2017.

Application for Consent

Updated December 20, 2016
12. OWNER/APPLICANT'S CONSENT DECLARATION

In accordance with the provisions of the Planning Act, it is the policy of the County Planning Department to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, Leneray Farms Ltd., BTL Acres Ltd, the owner, the authorized applicant, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the County of Huron staff, municipal staff and council members of the decision making authority to have access to the subject site for purposes of evaluation of the subject application.

If the application is deemed incomplete, the applicant has 60 days to provide the necessary information. After 60 days has lapsed, the application and fee will be mailed back to the applicant.

Date

Signature
Brett Murray Fischer
Clint Kenneth Fischer
Print Name: Murray Fischer
Title: President

Note: Where the owner is a firm or corporation, the person signing this section shall state that he/she has authority to bind the corporation or affix the corporate seal.

13. AUTHORIZATIONS

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

Authorization of Owner for Agent to Make the Application

Leneray Farms Ltd., BTL Acres Ltd.
If, and Grey Acres Limited, are the owners of the land that is the subject of this application for a consent and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize

John McKercher, to make this application on my behalf.

Date

Signature

Date

Signature

Print Name: Murray Fischer
Title: President

We have the authority to bind the Corporation.

Note: Where the owner is a firm or corporation, the person signing this section shall state that he/she has authority to bind the corporation or affix the corporate seal.

Application for Consent

Updated December 20, 2016
Consent Memorandum

This application is for the severance of a surplus residence.

This application complies with the Municipality of Morris-Turnberry Official Plan as:

1. The subject residence is surplus to the farming operations of BTL Acres Ltd., Grey Acres Limited and Leneray Farms Ltd., which also own a farm residence on property legally described as Part Lot 11 Concession 9, Grey, Municipality of Huron East, being PIN 41351-0016, see attached parcel register.

2. The residence is greater than 15 years of age, built in approximately 1900.

3. The residence is habitable.

4. There have been no prior separations of land for residential purposes from the farm property.

5. The retained lands are greater than 19 hectares.

6. There is no workable land being including within the severed lands.

7. There is an aggregate deposit located within 300 metres of the residence. The attached Aggregate Assessment Report of Gibson Consulting confirms that the proposed severance does not impact the development of the deposit.

8. The property shall be rezoned as follows:

   (a) Severed Lands will be rezoned AG4 and limit livestock units to one per 0.4 hectares.

   (b) Retained Lands will be rezoned to prohibit the construction of a residence.
Figure 1 Site Map

LENRAYBL GREY SEVERANCE PROPOSAL
E. PART LOT 27, PART LOT 28,
CONCESSION 7, MUNICIPALITY OF
MORRIS-TURNBURY (MORRIS WARD)
COUNTY OF HURON

PREPARED BY:

Figure 1 Site Map.mxd Date Saved: March 10, 2017
LOT 27 N 4 2BN
CONC 7 MORRIS TURNBERRY
42451 CRANBROOK RD.
RE:4 BRUSSELS Ont.
N0G 1W0
TO: PLANNING & DEVELOPMENT DEPT.

Owner/Applicant:
Leneray Farms Ltd.,
BTL Acres Ltd.,
Grey Acres Limited

Agent: John McKercher

Pt NPT Lot 27 and
28 Con 7, Morris,
Municipality of Morris-Turnberry

FILE: B 25/17

57 NAPIER STREET,
GODERICH ON N7A 1W2

MUNICIPAL CONTROLS

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes or No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is this transaction in conformity with your Official Plan?</td>
<td>Yes</td>
</tr>
<tr>
<td>Have you a Restricted Area (Zoning) By-law in effect under the Act?</td>
<td>Yes</td>
</tr>
<tr>
<td>If so, is this transaction in conformity with it?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

ADDITIONAL INFORMATION

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes or No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Which of these services will be available and are connected to this land?</td>
<td>No</td>
</tr>
<tr>
<td>municipal water</td>
<td>No</td>
</tr>
<tr>
<td>sanitary sewers</td>
<td>No</td>
</tr>
<tr>
<td>Electricity &amp; garbage collection</td>
<td>Yes</td>
</tr>
<tr>
<td>911 Addressing</td>
<td>Yes</td>
</tr>
<tr>
<td>If municipal water and septic sewers are available, but not connected, please note.</td>
<td>N/A</td>
</tr>
<tr>
<td>Do the lots have direct access to a public road which is open and maintained by the municipality?</td>
<td>Yes</td>
</tr>
<tr>
<td>Are the lots concerned subject to assessment under The Drainage Act?</td>
<td>Yes</td>
</tr>
<tr>
<td>Does Council wish to impose Section 65 of the Drainage Act by the appointment of an engineer [65(1)] or by mutual agreement [65(6)]?</td>
<td>Yes</td>
</tr>
<tr>
<td>What is the surrounding land presently used for?</td>
<td>agricultural</td>
</tr>
<tr>
<td>to the north</td>
<td>to the east</td>
</tr>
<tr>
<td>to the south</td>
<td>to the west</td>
</tr>
<tr>
<td>If this application results in a new building lot, does Council consider the location to be satisfactory taking into account the rest of the municipality?</td>
<td>N/A</td>
</tr>
<tr>
<td>Does Council foresee any new demands for municipal services as a result of this kind of application?</td>
<td>No</td>
</tr>
<tr>
<td>Does Council intend to provide any new municipal services as a result of this kind of application?</td>
<td>No</td>
</tr>
<tr>
<td>Have the taxes been paid in full on the property subject to this severance?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

RECOMMENDATIONS

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes or No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does Council wish to recommend that up to 5% of the land be set aside for public purposes under Sec. 42(1) of the Act?</td>
<td>No</td>
</tr>
<tr>
<td>OR, alternatively, does Council wish to seek authorization to accept cash to the value of 5% land under Sec. 42(6) of the Act?</td>
<td>$300.00</td>
</tr>
<tr>
<td>Having regard to the matters noted in the attached letter, does Council recommend consent be given?</td>
<td></td>
</tr>
</tbody>
</table>


Why? The application conforms to Section 3.4 (9) of the Morris-Turaberry Official Plan.

Should consent be granted, what conditions, if any would Council wish to see attached?

1. That the severed parcel be zoned to AG 4.
2. That an entrance be installed for the retained lands, prior to finalizing the consent.
3. That a fee of $300.00 be paid, cash in lieu of parkland.
4. That a Drainage agreement be entered into by the parties and a fee of $200.00 be paid.

DATE: May 31, 2017                 SIGNED-Clerk-
Consent Application Report – File # 40/17

Name of Owner: Flynn Farms (Clinton) Ltd. c/o Stephen Flynn                  Date: June 1 2017
Name of Applicant: Douglas A. Culbert
Property Address: 40581 Moncrieff Road
Property Description: Lot 5, Concession 9, former Township of Morris, Municipality of Morris-Turnberry

Recommendation: That provisional consent be:

X granted with conditions (attached)
deferred
 denied (referred to the Committee of the Whole, for a decision)

Purpose:

enlarge abutting lot
create new lot
X surplus farm dwelling
right-of-way / easement
other:

Area Severed: 1.75 ha (4.32 acres)  Official Plan Designation: Agriculture  Zoning: AG1 (General Agriculture)
Area Retained: 34.7 ha (85.7 acres)  Official Plan Designation: Agriculture  Zoning: AG1 (General Agriculture)
and NE2 (Natural Environment Limited Protection)

Review: This application:

X Is consistent with the Provincial Policy Statement (s. 3(5) Planning Act);
X Does not require a plan of subdivision for the proper and orderly development of the municipality (s. 53(1) Planning Act);
X Conforms with section 51(24) of the Planning Act;
X Conforms with the Huron County Official Plan;
X Conforms with the Morris-Turnberry Official Plan, section 3.4.9
X Complies with the municipal Zoning By-law (or will comply subject to a standard condition of rezoning or minor variance);
    Has been recommended for approval by the local municipality; and
    Has no unresolved objections/concerns raised (to date) from agencies or the public.
(Application that do not meet all of the foregoing criteria will be referred to the Committee of the Whole for a decision)

Agency Comments:

<table>
<thead>
<tr>
<th>Municipality of Morris-Turnberry</th>
<th>Not Received or N/A</th>
<th>No Concerns</th>
<th>See Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maitland Valley Conservation Authority</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Huron County Public Works</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Huron County Health Unit</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Additional Comments:

This is an application for a surplus residence severance. The County of Huron Official Plan (Section 2.3.8) and the Morris-Turnberry Official Plan (Section 3.4.9) permit surplus residence severances,
Consent Application Report – File # 40/17

provided the application satisfies the criteria of the surplus residence policies. Surplus residence requirements are reviewed below.

- The farm residence is surplus to the farmer. Flynn Farms Ltd. owns other farms with houses, including:
  - 40153 Hydro Line Road, Con 2, North Part Lot 23, East Ward, Central Huron
  - 80656 London Road, Con 4, South Part Lot 24, East Ward, Central Huron
  - 40300 Conservation Road, Con 5 Lot 22, East Ward, Central Huron
  - 84218 Currie Line, Conc 5 North Part Lot 40, North Huron
- The residence must have been constructed prior to June 28, 1973. The applicant has advised that the house is 90 to 100 years old.
- The residence is habitable and it is the intention to use the residence.
- There has been no previous separation of land for residential purposes from the farm property as it existed on June 28, 1973. There have been no separations for residential purposes from this farm.
- The retained land are a minimum of 19 ha. The retained lands are approximately 34.7 ha.
- Where the residence is within 300 metres of an existing aggregate deposit, an assessment of potential impacts may be required. There is no aggregate deposit within 300 metres of the subject property.
- Where there is a barn in proximity to the surplus residence severance, Council may require that it be demolished, or it can be included with the residential lot. There is no barn in proximity to the surplus residence.
- Minimum Distance Separation (MDS) formulae requirements are met to the surplus house if barn(s) exist on the retained farm land. MDS does not apply to existing barns on separately titled lots. There is no barn on the retained farm land.
- The area to be retained be rezoned to prohibit the construction of the residence. The retained parcel will automatically be rezoned to AG2-Special, as discussed in the rezoning section below.
- The area to be severed be rezoned to a special agricultural category. The severed parcel will be automatically rezoned to AG4 (Agricultural Small Holdings), as discussed in the rezoning section below.
- The separated parcel will not include any more prime agricultural land than is required to support the residence, but will be a minimum of 1 acre in size to accommodate the residence, septic system and well. The parcel will be regular in shape (i.e. rectangular or square), if possible. The severed parcel will be 1.75 ha (4.32 acres) in size to accommodate the residential dwelling, accessory structures, well, septic system and weeping bed. The lot is irregular in shape so as to include a minimal amount of agricultural land.

Rezoning: As a condition of severance, the severed land must be rezoned to AG4-special (Agricultural Small Holdings) and the retained land to AG2-special (Restricted Agriculture Special). The Morris-Turnberry Zoning By-law includes a general provision that changes the zoning for surplus residence severances without the requirement of a zoning by-law application.

Septic system: The Huron County Health Unit has reviewed the application. The Health Unit approves the application for severance with the following condition: "Applicant to provide a letter from a licensed contractor advising that the tank has been pumped and is functioning properly for the severed parcel of land to the satisfaction of the Huron County Health Unit."

A sketch of the severed and retained land provided by the applicant is below.
Recommended Conditions (denoted by X)

expiry period
X Conditions imposed must be met within one year of the date of notice of decision, as required by Section 53(41) of the Planning Act, RSO 1990, as amended. If conditions are not fulfilled as prescribed within one year, the application shall be deemed to be refused. Provided the conditions are fulfilled within one year, the application is valid for two years from the date of notice of decision.

Municipal Requirements
X All municipal requirements, financial or otherwise, be met to the satisfaction of the Municipality (for example: servicing connections, cash-in-lieu of park dedication, property maintenance, compliance with zoning by-law provisions for structures).

911 addressing for the subject lands be dealt with to the satisfaction of the Municipality.

X The sum of $300 be paid to the Municipality as cash-in-lieu of parkland.
Consent Application Report – File # 40/17

X That an entrance be installed for the retained lands to the satisfaction of the Municipality of Morris-Turnberry.

Survey/Reference Plan or Registerable Description
X Provide to the satisfaction of the County and the Municipality:
   a) a survey showing the lot lines of the severed parcel and the location of any buildings thereon, and
   b) a reference plan based on the approved survey;

Zoning
X Where a violation of any municipal zoning by-law is evident, the appropriate minor variance or rezoning be obtained to the satisfaction of the Municipality.
X The severed land be rezoned to the appropriate zone (AG2-1), to the satisfaction of the Municipality.
X The retained land be rezoned to the appropriate zone (AG4-1) to prohibit a residence, to the satisfaction of the Municipality.

Storm Water and Drainage
A lot grading and drainage plan be completed to the satisfaction of the Municipality, Conservation Authority and Health Unit.
A storm water management plan be completed to the satisfaction of the Municipality, Conservation Authority and Health Unit.

X Section 65 of the Drainage Act be addressed to the satisfaction of the Municipality of Morris-Turnberry, and a $200 fee be paid to the Municipality of Morris-Turnberry.

X Any tile drains crossing between the severed and retained parcel be cut and re-routed to the satisfaction of the Municipality.

Septic System Inspection
X A letter from a licensed contractor advising that the tank has been pumped and is functioning properly for the severed parcel of land be provided to the satisfaction of the Huron County Health Unit.

June 1 2017

Susanna Reid, Planner
NOTICE OF AN APPLICATION FOR CONSENT FOR SEVERANCE

DATE: May 9, 2017

TO:

- Owner/Applicant – Flynn Farms (Clinton) Ltd. / Douglas A. Culbert
- Clerk-Administrator Municipality of Morris-Turnberry
- Huron County Health Unit
- Susanna Reid, Planner, Huron County Planning Department

Enclosed is a copy of an application for Consent for your review and comments to the Huron County Planning & Development Department.

LOCATION OF PROPERTY

Municipality: Morris-Turnberry
Owner: Flynn Farms (Clinton) Ltd.
Lot: Lot 5, Concession 9, Morris, 40581 Moncrieff Road
Applicant/Agent: Douglas A. Culbert

PURPOSE AND EFFECT

The purpose and effect of this application is for the creation of a new lot under the surplus farm residence policy. The land to be severed is approximately 4.32 acres (1.75 ha) and contains a house, garage and shed. The agricultural land to be retained is approximately 85.75 acres (34.7 ha) and contains a silo.

LAST DAY FOR RECEIVING COMMENTS

We would appreciate your comments by May 23, 2017 as to whether or not your department or agency has any comments to this severance and whether or not any conditions should be imposed. We will assume you have no objections to the application if no comments are received by the time specified. If this does not provide you with sufficient opportunity to consider the application, please advise.

DECISION AND APPEAL

If you wish to be notified of the decision in respect to the proposed consent, you must make a written request to the Huron County Planning & Development Department c/o Mrs. Senga Smith, Land Division Secretary, Huron County Consent Granting Authority at 57 Napier Street, 2nd Floor, Goderich, Ontario, N7A 1W2.

If a person or public body, that files an appeal of a decision in respect of the proposed consent, does not make written submission to the Huron County Planning Department before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

ADDITIONAL INFORMATION

Further information regarding this application will be available to the public for inspection between 8:30 a.m. to 4:30 p.m. - Monday to Friday at:

Huron County Planning & Development Department
57 Napier Street, 2nd Floor, Goderich, Ontario N7A 1W2

Alternatively, you may review the application at the local municipal office.

“Planning with the community for a healthy, viable and sustainable future.”
1. PRE-SUBMISSION CONSULTATION
Applicants are strongly encouraged to contact the County and speak/meet with the Planner assigned to the Municipality before submitting an application for information specific to their application.

Date of Applicant's consultation meeting with County Planner assigned to Municipality: __________________________

2. APPLICATION INFORMATION

<table>
<thead>
<tr>
<th>Name of Applicant</th>
<th>Name of Owner</th>
<th>Telephone Numbers</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Fax: 519-524-5780, Cell: 519-524-5780</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Email: <a href="mailto:dculbert@bell.net.ca">dculbert@bell.net.ca</a></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Address: D. CULBERT LTD., 30 NORTH ST., GOODERICH</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Postal Code: N7A 2T4</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Telephone Numbers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Home: 519-482-5510, Work: 519-482-5510</td>
</tr>
<tr>
<td>Fax: 519-482-7999, Cell: 519-524-0209</td>
</tr>
<tr>
<td>Email: <a href="mailto:flnnfarm@bell.net.ca">flnnfarm@bell.net.ca</a></td>
</tr>
<tr>
<td>Address: R. R. 1, CLINTON</td>
</tr>
<tr>
<td>Postal Code: N0M 1L0</td>
</tr>
</tbody>
</table>

Solicitor name (if known): FRANK CAMERON

<table>
<thead>
<tr>
<th>Address</th>
<th>Tel: 519-482-5510</th>
</tr>
</thead>
<tbody>
<tr>
<td>38 ONTARIO ST., P.O. BOX 1117, CLINTON, ON N0M 1L0</td>
<td></td>
</tr>
</tbody>
</table>

Correspondence to be sent to: [ ] to all parties, or [✓] applicant, and/or [ ] owner.

3. LOCATION OF THE SUBJECT PROPERTY - SEVERED & RETAINED (Complete applicable lines)

<table>
<thead>
<tr>
<th>Municipality: MORRIS - TUNEBERRY</th>
<th>Ward: MORRIS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concession: 9</td>
<td>Lot Number(s): 5</td>
</tr>
<tr>
<td>Registered Plan:</td>
<td>Lot(s) Block(s):</td>
</tr>
<tr>
<td>Reference Plan:</td>
<td>Part Number(s):</td>
</tr>
<tr>
<td>Municipal Address (911 number and street/road name): 406581 MONTCLIFF ROAD</td>
<td>Street Number:</td>
</tr>
<tr>
<td>Roll # (if available): 406581054000900400</td>
<td></td>
</tr>
</tbody>
</table>

a) Are there any right-of-way easements or restrictive covenants affecting the severed or retained land? [✓] Yes [ ] No
If Yes, describe the location of the right-of-way or easement or covenant and its effect:

b) Is any of the severed or retained land in Wellhead Protection Area C? [ ] Yes [✓] No [ ] Unknown
If Yes, please obtain a Restricted Land Use Permit from the Risk Management Official. If Unknown, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.
4. PURPOSE OF THE APPLICATION

Type of proposed transaction:  (Check appropriate box)

<table>
<thead>
<tr>
<th>Transfer:</th>
<th>Other:</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ creation of a new lot</td>
<td>☐ charge:</td>
</tr>
<tr>
<td>☐ addition to a lot</td>
<td>☐ lease</td>
</tr>
<tr>
<td>☐ an easement</td>
<td>☐ correction of title</td>
</tr>
<tr>
<td>☐ other purpose (please specify)</td>
<td></td>
</tr>
</tbody>
</table>

Briefly, describe the proposed transaction.

**SURPLUS FARM DWELLING SEVERANCE**

Name(s) of person(s), if known, to which land or interest in land is to be transferred, leased or charged:

**UNKNOWN**

If a surplus severance, provide legal description and locations of other farm holdings of owner/purchaser.

**SEE ATTACHED LIST**

If a lot addition, identify the lands to which the parcel will be added.

<table>
<thead>
<tr>
<th>Municipality:</th>
<th>Ward:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concession:</td>
<td>Lot Number(s):</td>
</tr>
<tr>
<td>Registered Plan:</td>
<td>Lot(s) Block(s):</td>
</tr>
<tr>
<td>Reference Plan:</td>
<td>Part Number(s):</td>
</tr>
<tr>
<td>Name of Street/Road:</td>
<td>Street Number:</td>
</tr>
</tbody>
</table>

5. DESCRIPTION OF SUBJECT LAND

Description land intended to be severed:

<table>
<thead>
<tr>
<th>a) Frontage:</th>
<th>b) Type of access: (check appropriate space)</th>
</tr>
</thead>
<tbody>
<tr>
<td>46.000 m</td>
<td>☐ provincial highway</td>
</tr>
<tr>
<td>Depth:</td>
<td>☐ county road</td>
</tr>
<tr>
<td>300 m²</td>
<td>☑ municipal road, maintained all year</td>
</tr>
<tr>
<td>Area:</td>
<td>☐ municipal road, seasonally maintained</td>
</tr>
<tr>
<td>1.75 ha</td>
<td>☐ other</td>
</tr>
</tbody>
</table>

Existing Use(s) | Proposed Use(s) |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL</td>
<td>RESIDENTIAL</td>
</tr>
</tbody>
</table>

Existing Building(s) or Structure(s) | Proposed Building(s) or Structures |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>HOUSE, SHE, GARAGE</td>
<td>NONE</td>
</tr>
</tbody>
</table>

Description of land intended to be retained:

<table>
<thead>
<tr>
<th>a) Frontage:</th>
<th>b) Type of access: (check appropriate space)</th>
</tr>
</thead>
<tbody>
<tr>
<td>357 m</td>
<td>☐ provincial highway</td>
</tr>
<tr>
<td>Depth:</td>
<td>☐ county road</td>
</tr>
<tr>
<td>900 m²</td>
<td>☑ municipal road, maintained all year</td>
</tr>
<tr>
<td>Area:</td>
<td>☐ municipal road, seasonally maintained</td>
</tr>
<tr>
<td>34.7 ha</td>
<td>☐ other</td>
</tr>
</tbody>
</table>

Existing Use(s) | Proposed Use(s) |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>AGRICULTURE</td>
<td>AGRICULTURE</td>
</tr>
</tbody>
</table>

Existing Building(s) or Structure(s) | Proposed Building(s) or Structures |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>SILO</td>
<td>NONE</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>c) Type of water supply proposed: (check appropriate space)</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ publicly owned and operated piped water system</td>
</tr>
<tr>
<td>☐ privately owned and operated individual well</td>
</tr>
<tr>
<td>☐ dug</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>c) Type of water supply proposed: (check appropriate space)</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
</tr>
</tbody>
</table>
d) Type of sewage disposal proposed:
(check appropriate space)
- publicly owned & operated sanitary sewage system
- privately owned & operated individual septic tank
- privately owned & operated communal septic system
- privy
- other means (please specify) ____________

6. LAND USE

a) What is the existing Official Plan designation of the property? **Agriculture**

b) What is the zoning of the property? **AG1, NE2**

c) Are any of the following uses or features on the subject land or within 500 metres of the subject land?
   Please respond "yes" or "no" to each use or feature.

<table>
<thead>
<tr>
<th>Use or Feature</th>
<th>On the Subject Land (yes or no)</th>
<th>With 500m of subject land, unless otherwise specified (indicate approximate distance) (yes or no)</th>
</tr>
</thead>
<tbody>
<tr>
<td>An agricultural operation, including livestock facility or stockyard</td>
<td><strong>YES</strong></td>
<td><strong>SURROUNDING</strong></td>
</tr>
<tr>
<td>A landfill</td>
<td><strong>NO</strong></td>
<td><strong>NO</strong></td>
</tr>
<tr>
<td>A sewage treatment plant or waste stabilization plant</td>
<td><strong>NO</strong></td>
<td><strong>NO</strong></td>
</tr>
<tr>
<td>A provincially significant wetland (Class 1, 2 or 3 wetland)</td>
<td><strong>NO</strong></td>
<td><strong>NO</strong></td>
</tr>
<tr>
<td>A provincially significant wetland within 120m of the subject lands</td>
<td><strong>N/A</strong></td>
<td><strong>NO</strong></td>
</tr>
<tr>
<td>Flood plain</td>
<td><strong>NO</strong></td>
<td><strong>NO</strong></td>
</tr>
<tr>
<td>A rehabilitated mine site</td>
<td><strong>NO</strong></td>
<td><strong>NO</strong></td>
</tr>
<tr>
<td>A non-operating mine site within 1 km of the subject land</td>
<td><strong>NO</strong></td>
<td><strong>NO</strong></td>
</tr>
<tr>
<td>An active mine site</td>
<td><strong>NO</strong></td>
<td><strong>NO</strong></td>
</tr>
<tr>
<td>An industrial or commercial use (specify the use(s))</td>
<td><strong>NO</strong></td>
<td><strong>NO</strong></td>
</tr>
<tr>
<td>A former industrial or commercial use</td>
<td><strong>NO</strong></td>
<td><strong>NO</strong></td>
</tr>
<tr>
<td>An active railway line</td>
<td><strong>NO</strong></td>
<td><strong>NO</strong></td>
</tr>
<tr>
<td>A municipal airport</td>
<td><strong>NO</strong></td>
<td><strong>NO</strong></td>
</tr>
<tr>
<td>An underground storage tank or buried waste</td>
<td><strong>NO</strong></td>
<td><strong>UNKNOWN</strong></td>
</tr>
<tr>
<td>A current Environmental Site Assessment for the site or has one been prepared within the last 5 years. If yes, please submit with application.</td>
<td><strong>NO</strong></td>
<td><strong>UNKNOWN</strong></td>
</tr>
</tbody>
</table>
The application is for a new Plan of Subdivision.

If Yes, provide for each severed, the date of transfer, the name of the transferred and the land use.

a) Has the subject land ever been the subject of an application for approval of a plan of subdivision under Section 51 of the Planning Act or a consent under Section 53 of the Planning Act? Yes □ No □ Unknown □

If Yes, and known, provide file number of the application and the decision made on the application.

File Number: __________________________

Decision: ________________________________________________________________

b) If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

c) Is the subject land reserved for manure applications under the nutrient management plan or manure agreement that was submitted to the municipality? Yes □ No □

d) Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act? Yes □ No □ Unknown □

If Yes, provide for each severed, the date of transfer, the name of the transferred and the land use.

b) If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

c) Is the subject land reserved for manure applications under the nutrient management plan or manure agreement that was submitted to the municipality? Yes □ No □

d) Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act? Yes □ No □ Unknown □

If Yes, provide for each severed, the date of transfer, the name of the transferred and the land use.

Is the application consistent with the provincial policy statement issued under Section 3 (1) of the Planning Act? Yes □ No □ Unknown □

Please answer Section A OR Section B, depending on the type of servicing available.

Section A – Where SANITARY SEWERS are available.

Is the property within 183 metres (600 feet) of an abattoir? (slaughter house) Yes [ ] No [ ]

Section B – Where SEPTIC SYSTEMS are available.

The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm). Yes [ ] No [ □ ]

The severed parcel contains a residence or other building(s) serviced by an on-site sewage system? Yes [ □ ] No [ ]

If you answered Yes; is the on-site sewage system older than 5 years of age? Yes [ □ ] No [ ]

If you answered Yes; has the on-site sewage system been inspected by a licenced contractor within the past 3 years? Yes [ ] No [ □ ]

If you answered Yes; you are required to provide a certificate of inspection with your application.

If you answered No; you will be required to have an inspection carried out and provide a certificate of inspection as a condition of consent (severance) approval.

Is the property less than .4 hectares (1 acre) in area? Yes [ ] No [ □ ]

Does the property have less than .2 hectares (1/2 acre) of "useable land"* for a septic tank and tile bed? See definition of "useable land" below. Yes [ ] No [ □ ]

I am uncertain of the location of the existing septic tank and tile bed on the property. Yes [ ] No [ □ ]

There will be more than one dwelling unit on each lot. Yes [ ] No [ □ ]

An industrial or commercial use is proposed which will require a septic system. Yes [ ] No [ □ ]

It the property within 183 metres (600 feet) of an abattoir (slaughter house)? Yes [ ] No [ □ ]

The application is for a new Plan of Subdivision. Yes [ ] No [ □ ]
"Usable Land" means an area of land with suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures, swimming pools, etc. and such land is or will be used solely for a septic tank and tile bed and any future replacement of the tile bed, and which area is at least 3 metres (10 feet) from any property line, at least 15 metres (50 feet) from any drilled well, at least 30 metres (100 feet) from any dug well, at least 15 metres (50 feet) from any top-of-bank of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive area, and does not contain field tile or other artificial drainage. (Other restriction may apply according to legislation).

Note: Regardless of the results from Section A or B, some applications may require comments from the Health Unit as identified through the planning process. In these cases, the relevant fee shall apply.

If the answer to any question in Section 8 is "Yes" the Health Unit comments will be required and a fee must be submitted with your application: Cheque should be made payable to County of Huron.

Health Unit Review Fee: $________

Severance resulting in 2 lots or fewer: $262.65

Severance resulting in 3 lots or more: $499.00

Total Paid $________

10. SKETCH CHECKLIST

The application shall be accompanied by a clean, legible sketch showing the following information. Failure to supply this information will result in a delay in processing the application.

Please do not use pencils for completing sketch as they do not copy well.

Please check the boxes indicating that your sketch provides the following information:

☑ boundaries and dimensions of the land that is to be severed and the part that is to be retained;

☑ boundaries and dimensions of any land owned by the owner of the subject land that abuts the severed and retained land;

☑ distance between the subject land and the nearest township lot line and/or landmark, such as a railway crossing or bridge;

☑ location of all land previously severed from the parcel;

☑ location of all wells, including abandoned wells, on neighbouring properties within 30m of lot lines of both the severed and retained lands subject to this consent application;

☑ location of all natural and artificial features in the subject land and adjacent lands such as railways, roads, watercourses, drainage ditches, field drains, river or stream banks, wetlands, wooded areas and the location and nature of any easement affecting the subject land;

☑ location of all buildings, all wells, including abandoned wells and all components of a sewage system (i.e. septic tanks and weeping beds, communal sewage systems) on the severed and retrained lands, and the distance of each to the proposed new lot line;

☑ location of all buildings, wells, abandoned wells and all components of a sewage system (i.e. septic tanks and weeping beds) on the severed and retained lands, and the distance of each to the proposed new lot line;

☑ existing uses on adjacent land such as residential, agricultural and commercial uses;

☑ location of beach access - if the property is a recreational property, adjacent to or in proximity to the waterfront;

☑ location and nature of any easements affecting the property.

☑ whether sewage disposal will be provided by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system, a privy or other means.
11. APPLICANT’S/OWNER’S DECLARATION

(This must be completed by the Person Filing the Application for the proposed development site.)

I, DOUGLAS A. CULBERT of the TOWN OF GODERICH

In the Region/County/District HURON solemnly declare that all of the statements contained in this application and supporting documentation are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the “Canada Evidence Act.” I hereby acknowledge and accept the requirements and costs referred to in Notes listed

NOTES:

Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. The County/Municipality will address only the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.

All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants’ reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.

In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.

DECLARED before me at: Region/County/District HURON

In the Municipality of TOWN OF GODERICH.

This 12TH day of APRIL, 2017

Signature

DOUGLAS A. CULBERT

Commissioner of Oaths

Karen Janette Graham, a Commissioner, etc., County of Huron, for D. Culbert Ltd.
Express September 28, 2010
12. OWNER/APPLICANT'S CONSENT DECLARATION

In accordance with the provisions of the Planning Act, it is the policy of the County Planning Department to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I, DOUGLAS A. CULBERT, the owner/the authorized applicant, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the County of Huron staff, municipal staff and council members of the decision making authority to have access to the subject site for purposes of evaluation of the subject application.

If the application is deemed incomplete, the applicant has 60 days to provide the necessary information. After 60 days has lapsed, the application and fee will be mailed back to the applicant.

Signature: 
Date: APRIL 12, 2017

Print Name: DOUGLAS A. CULBERT
Title: PRESIDENT

Note: Where the owner is a firm or corporation, the person signing this section shall state that he/she has authority to bind the corporation or affix the corporate seal.

13. AUTHORIZATIONS

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

Authorization of Owner for Agent to Make the Application

I, STEPHEN FLYNN, am the owner of the land that is the subject of this application for a consent and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize

DOUGLAS A. CULBERT, to make this application on my behalf.

Signature: STEPHEN FLYNN
Date: 12-04-17

If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

Authorization of Owner for Agent to Provide Personal Information

I, STEPHEN FLYNN, am the owner of the land that is the subject of this application for a consent and, for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize

DOUGLAS A. CULBERT, as my agent for this application to provide any of my personal information that will be included in this application or collected during the process of the application.

Signature: STEPHEN FLYNN
Date: 12-04-17

Print Name: STEPHEN FLYNN
Title: DIRECTOR OF THE CORPORATION

Note: Where the owner is a firm or corporation, the person signing this section shall state that he/she has authority to bind the corporation or affix the corporate seal.
MONCRIEF ROAD

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 8 AND 9

TO BE SEVERED
OWNERS: FLYNN FARMS (CLINTON) LTD.
AREA = 1.75 Ha.
SEE SKETCH "A"

ZONED AC1

CONCESSION

LOT 4

LOT 5

LOT 6

TO BE RETAINED
OWNERS: FLYNN FARMS (CLINTON) LTD.
AREA = 3.4 Ha. +/-
SEVERANCE SKETCH A
40581 MONCRIEF ROAD
OF PART OF
LOT 5
CONCESSION 9
GEOGRAPHIC TOWNSHIP OF MORRIS
MUNICIPALITY OF MORRIS–TURNBERRY
COUNTY OF HURON
SCALE 1:1500

THIS SKETCH WAS PREPARED
FOR FLYNN FARMS
(CLINTON) LTD.

TO BE RETAINED
OWNER: FLYNN FARMS
(CLINTON) LTD.
AREA = 34.7 Ha +/-
SEE SKETCH "B"

TO BE SEVERED
OWNER: FLYNN FARMS
(CLINTON) LTD.
AREA = 1.76 Ha.

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

DATE: MAY 3, 2017
D. CULBERT LTD.
ONTARIO LAND SURVEYOR
GODERICH, ONTARIO PHONE: 519-524-5321

PLAN No: G-5923

DCL
ONTARIO LAND SURVEYOR
TO: PLANNING & DEVELOPMENT DEPT.  
FILE: B 40/17  

**Owner/Applicant:**  
Flynn Farms (Clinton) Ltd  
Agent: Douglas A. Culbert  
Pt NPT Lot 5 and Con 9, Morris, Municipality of Morris-Turnberry  

57 NAPIER STREET,  
GODERICH ON N7A 1W2  

<table>
<thead>
<tr>
<th>MUNICIPAL CONTROLS</th>
<th>YES or NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is this transaction in conformity with your Official Plan?</td>
<td>Yes</td>
</tr>
<tr>
<td>Have you a Restricted Area (Zoning) By-law in effect under the Act?</td>
<td>Yes</td>
</tr>
<tr>
<td>If so, is this transaction in conformity with it?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ADDITIONAL INFORMATION</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Which of these services will be available and are connected to this land?</td>
<td></td>
</tr>
<tr>
<td>municipal water</td>
<td>No</td>
</tr>
<tr>
<td>sanitary sewers</td>
<td>No</td>
</tr>
<tr>
<td>Electricity &amp; garbage collection</td>
<td>Yes</td>
</tr>
<tr>
<td>911 Addressing</td>
<td>Yes</td>
</tr>
<tr>
<td>If municipal water and septic sewers are available, but not connected, please note.</td>
<td>N/A</td>
</tr>
<tr>
<td>Do the lots have direct access to a public road which is open and maintained by the municipality?</td>
<td>Yes</td>
</tr>
<tr>
<td>Are the lots subject to assessment under The Drainage Act?</td>
<td>Yes</td>
</tr>
<tr>
<td>Does Council wish to impose Section 65 of the Drainage Act by the appointment of an engineer [65(1)] or by mutual agreement [65(6)]?</td>
<td>Yes</td>
</tr>
<tr>
<td>What is the surrounding land presently used for?</td>
<td></td>
</tr>
<tr>
<td>to the north</td>
<td>to the east</td>
</tr>
<tr>
<td>to the south</td>
<td>to the west</td>
</tr>
<tr>
<td>If this application results in a new building lot, does Council consider the location to be satisfactory taking into account the rest of the municipality?</td>
<td>N/A</td>
</tr>
<tr>
<td>Does Council foresee any new demands for municipal services as a result of this kind of application?</td>
<td>No</td>
</tr>
<tr>
<td>Does Council intend to provide any new municipal services as a result of this kind of application?</td>
<td>No</td>
</tr>
<tr>
<td>Have the taxes been paid in full on the property subject to this severance?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>RECOMMENDATIONS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Does Council wish to recommend that up to 5% of the land be set aside for public purposes under Sec. 42(1) of the Act?</td>
<td>No</td>
</tr>
<tr>
<td>OR, alternatively, does Council wish to seek authorization to accept cash to the value of 5% land under Sec. 42(6) of the Act?</td>
<td>$300.00</td>
</tr>
<tr>
<td>Having regard to the matters noted in the attached letter, does Council recommend consent be given?</td>
<td></td>
</tr>
</tbody>
</table>
Why? The application conforms to Section 3.4 (9) of the Morris-Turnberry Official Plan.

Should consent be granted, what conditions, if any would Council wish to see attached?

1. That the severed parcel be zoned to AG 4.
2. That an entrance be installed for the retained lands, prior to finalizing the consent.
3. That a fee of $300.00 be paid, cash in lieu of parkland.
4. That a Drainage agreement be entered into by the parties and a fee of $200.00 be paid.

DATE: May 31, 2017

SIGNED-Clerk-
Consent Application Report – File # B33/2017

Name of Owner: McCall Farms Ltd
Name of Applicant: David Murray
Property Address: 85491 Brussels Line
Property Description: Part Lot 29, Part Lot 30, Concession 4, former Township of Morris, Municipality of Morris-Turnberry

Date: June 1 2017

Recommendation: That provisional consent be:

X granted with conditions (attached)
delayed
X denied (referred to the Committee of the Whole, for a decision)

Purpose:

enlarge abutting lot
X create new lot
surplus farm dwelling
right-of-way / easement
other.

Area Severed: 60.7 ha (150 acres)
Official Plan Designation: Agriculture and Natural Environment Limited Protection
Zoning: AG1 (General Agriculture), AG1-1 (General Agriculture-Special), NE2 (Natural Environment Limited Protection)

Area Retained: 39.7 ha (98.11 acres)
Official Plan Designation: Agriculture and Natural Environment Limited Protection
Zoning: AG1 (General Agriculture) and NE2 (Natural Environment Protection)

Review: This application:

X is consistent with the Provincial Policy Statement (s. 3(5) Planning Act);
X does not require a plan of subdivision for the proper and orderly development of the municipality (s. 53(1) Planning Act);
X conforms with section 51(24) of the Planning Act;
X conforms with the Huron County Official Plan;
X conforms with the Morris-Turnberry Official Plan, section 3.4.1
X complies with the municipal Zoning By-law;
Has been recommended for approval by the local municipality; and
Has no unresolved objections/concerns raised (to date) from agencies or the public.
(Applications that do not meet all of the foregoing criteria will be referred to the Committee of the Whole for a decision)

Agency Comments:

<table>
<thead>
<tr>
<th>Municipality of Morris-Turnberry</th>
<th>Not Received or N/A</th>
<th>No Concerns</th>
<th>See Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maîntand Valley Conservation Authority</td>
<td>n/a</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Huron County Public Works</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Huron County Health Unit</td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

Additional Comments:

---

Huron County Planning and Development Department, 57 Napier Street, Goderich ON N7A 1W2
Phone 519-524-8394 / Fax 519-524-5677
- 1 -
Consent Application Report – File # B33/2017

This severance application proposes to divide an existing 100.4 ha (248 acre) farm parcel into two farms: a 150 acre parcel (severed land) and a 98.11 acre parcel (retained land) for estate planning purposes.

The minimum lot size for farm lots in the Morris-Turnberry Official Plan (Section 3.3.3) is 38 ha.

The property fronts Brussels Line (County Road 12). Huron County Public works has no objections to the severance.

The North Part of Lot 30, Concession 4 is zoned AG1-1 (General Agriculture-Special). The AG1-1 zone recognizes a livestock assembly, sales and transport use.

The application conforms to the 2015 Provincial Policy Statement, the County of Huron Official Plan and the Morris-Turnberry Official Plan.

Recommended Conditions (denoted by X)

**Expiry Period**

X Conditions imposed must be met within one year of the date of notice of decision, as required by Section 53(4) of the Planning Act, RSO 1990, as amended. If conditions are not fulfilled as prescribed within one year, the application shall be deemed to be refused. Provided the conditions are fulfilled within one year, the application is valid for two years from the date of decision.

**Municipal Requirements**

X All municipal requirements be met to the satisfaction of the municipality including servicing connections if required, cash-in-lieu of park dedication, property maintenance, compliance with zoning by-law provisions for structures, and any related requirements, financial or otherwise.

The subject parcel be numbered and addressed for 911 purposes to the satisfaction of the municipality.

X The sum of $300 be paid to the Municipality of Morris-Turnberry as cash-in-lieu of parkland.

X That there be an entrance in place for both the retained and severed lands to the satisfaction of the Municipality of Morris-Turnberry.

**Survey**

Provide to the satisfaction of the County and the Municipality:

a) a survey showing the lot lines of the severed parcel and the location of any buildings thereon, and

b) a reference plan based on the approved survey;

OR

X alternatively with the agreement of the County, the solicitor acting for the parties to provide to the County a registerable description of the severed parcel acceptable to the Land Registrar.

June 1 2017

Susanna Reid, Planner

Date
NOTICE OF AN APPLICATION FOR CONSENT FOR SEVERANCE

DATE: May 12, 2017

File # B33/17

TO:
- Owner/Applicant – McCall Farms Ltd / David Murray
- Clerk-Administrator Municipality of Morris-Turnberry
- Abutting Municipality with 1 km of subject property – Huron East
- Huron County Public Works
- Huron County Health Unit
- Susanna Reid, Planner, Huron County Planning Department

Enclosed is a copy of an application for Consent for your review and comments to the Huron County Planning & Development Department.

LOCATION OF PROPERTY

Municipality: Morris-Turnberry
Owner: McCall Farms Ltd.
Lot: Part Lots 28 & 30, Concession 4, Morris
Applicant/Agent: David Murray

PURPOSE AND EFFECT

The purpose and effect of this application is for the creation of a new lot, by separating two farm lots which existed prior to the Planning Act. The land to be severed is approximately 150 acres (60.7 ha) and contains a barn. The vacant land to be retained is approximately 98.11 acres (39.7 ha)

LAST DAY FOR RECEIVING COMMENTS

We would appreciate your comments by May 26, 2017 as to whether or not your department or agency has any comments to this severance and whether or not any conditions should be imposed. We will assume you have no objections to the application if no comments are received by the time specified. If this does not provide you with sufficient opportunity to consider the application, please advise.

DECISION AND APPEAL

If you wish to be notified of the decision in respect to the proposed consent, you must make a written request to the Huron County Planning & Development Department c/o Mrs. Senga Smith, Land Division Secretary, Huron County Consent Granting Authority at 57 Napier Street, 2nd Floor, Goderich, Ontario, N7A 1W2.

If a person or public body, that files an appeal of a decision in respect of the proposed consent, does not make written submission to the Huron County Planning Department before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

ADDITIONAL INFORMATION

Further information regarding this application will be available to the public for inspection between 8:30 a.m. to 4:30 p.m. - Monday to Friday at:

Huron County Planning & Development Department
57 Napier Street, 2nd Floor, Goderich, Ontario N7A 1W2

Alternatively, you may review the application at the local municipal office.
APPLICATION FOR CONSENT
COUNTY OF HURON

1. PRE-SUBMISSION CONSULTATION
Applicants are strongly encouraged to contact the County and speak/meet with the Planner assigned to the Municipality before submitting an application for information specific to their application.

Date of Applicant's consultation meeting with County Planner assigned to Municipality: ______________________

2. APPLICATION INFORMATION

Name of Applicant: J. David Murray
Doveraux Murray Professional Corporation

Name of Owner: McCall Farms Ltd.

Telephone Numbers
Home: 519-527-0850 x. 229
Fax: 519-527-2324
Email: jmurray@doverauxmurray.ca
Address: 77 Main Street South, Seaforth, Ontario
Postal Code: NOK 1W0

Check if same as Applicant

Telephone Numbers
Home: 519-887-9871
Fax: 519-357-5139
Email: ______________________
Address: 20 Maradon Drive, Brussels, Ontario
Postal Code: NOG 1H0

Solicitor name (if known): J. David Murray, Doveraux Murray Professional Corporation

Address: 77 Main Street South, P.O. Box 220, Seaforth, Ontario
Tel: 519-527-0850 x. 229
Email: jmurray@doverauxmurray.ca

Correspondence to be sent to: [X] to all parties, or [ ] applicant, and/or [ ] owner.

3. LOCATION OF THE SUBJECT PROPERTY – SEVERED & RETAINED (Complete applicable lines)

Municipality: Municipality of Morris-Turnberry
Concession: 4
Registered Plan: ______________________
Reference Plan: ______________________
Municipal Address (911 number and street/road name): ______________________
Lot Number(s): Part Lot 29 & Part Lot 30
Lot(s) Block(s): ______________________
Part Number(s): ______________________
Street Number: 40-80-540-004-03200-0000
Roll # (if available) 40-60-540-004-07200-0000

a) Are there any right-of-way easements or restrictive covenants affecting the severed or retained land? Yes [X] No [ ]
If Yes, describe the location of the right-of-way or easement or covenant and its effect:
The North 16 feet of PIN 41338-0059 (LT) (owned by White & Dorsch) is subject to a (landway) right of way in favour of
PIN 41338-0058 (LT) owned by the Owner

b) Is any of the severed or retained land in Wellhead Protection Area C? Yes [ ] No [X] Unknown [ ]
If Yes, please obtain a Restricted Land Use Permit from the Risk Management Official. If Unknown, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.
4. PURPOSE OF THE APPLICATION

Type of proposed transaction: (Check appropriate box)

<table>
<thead>
<tr>
<th>Transfer:</th>
<th>creation of a new lot</th>
<th>creation of new lot</th>
<th>creation of new lot</th>
<th>creation of new lot</th>
<th>creation of new lot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other:</td>
<td>charge</td>
<td>lease</td>
<td>lease</td>
<td>correction of title</td>
<td>correction of title</td>
</tr>
</tbody>
</table>

Briefly describe the proposed transaction.
Severance for estate planning purposes.

Name(s) of person(s), if known, to which land or interest in land is to be transferred, leased or charged:

McCall Farms Ltd. (999/1000 interest) and Frances McCall (1/1000 interest)

If a surplus severance, provide legal description and locations of other farm holdings of owner/purchaser.

Not applicable

If a lot addition, identify the lands to which the parcel will be added. Not applicable

Municipality: ___________________________ Ward: ___________________________
Concession: ___________________________ Lot Number(s): _______________________
Registered Plan: ________________________ Lot(s) Block(s): _____________________
Reference Plan: _________________________ Part Number(s): _____________________
Name of Street/Road: _______________________ Street Number: _____________________

5. DESCRIPTION OF SUBJECT LAND

Description land intended to be severed:

a) Frontage: 1980 feet
   Depth: 3300 feet
   Area: 150 acres
   Existing Use(s) AG1, AG1-1 and NE2
   Proposed Use(s) AG1, AG1-1 and NE2
   Existing Building(s) or Structure(s) Livestock Barn
   Proposed Building(s) or Structures None

b) Type of access: (check appropriate space)
   - provincial highway
   - county road
   - municipal road, maintained all year
   - municipal road, seasonally maintained
   - other

c) Type of water supply proposed: (check appropriate space)
   - publicly owned and operated piped water system
   - privately owned and operated individual well

Description of land intended to be retained:

a) Frontage: 1320 feet
   Depth: irregular
   Area: 98.11 acres
   Existing Use(s) AG1 & NE2
   Proposed Use(s) AG1 & NE2
   Existing Building(s) or Structure(s) None
   Proposed Building(s) or Structures None

b) Type of access: (check appropriate space)
   - provincial highway
   - county road
   - municipal road, maintained all year
   - municipal road, seasonally maintained
   - other

c) Type of water supply proposed: (check appropriate space)
   - publicly owned and operated piped water system
   - privately owned and operated individual well
   - dug
   - drilled

Application for Consent
Updated December 20, 2016
6. **LAND USE**

a) What is the existing Official Plan designation of the property? **Agriculture and Natural Environment**

b) What is the zoning of the property? **AG1, AG1-1 & NE2**

c) Are any of the following uses or features on the subject land or within 500 metres of the subject land? Please respond “yes” or “no” to each use or feature.

<table>
<thead>
<tr>
<th>Use or Feature</th>
<th>On the Subject Land (yes or no)</th>
<th>With 500m of subject land, unless otherwise specified (indicate approximate distance) (yes or no)</th>
</tr>
</thead>
<tbody>
<tr>
<td>An agricultural operation, including livestock facility or stockyard</td>
<td>Yes</td>
<td>Yes - see sketch</td>
</tr>
<tr>
<td>A landfill</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>A sewage treatment plant or waste stabilization plant</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>A provincially significant wetland</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>(Class 1, 2 or 3 wetland)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A provincially significant wetland within 120m of the subject lands</td>
<td>N/A</td>
<td>No</td>
</tr>
<tr>
<td>Flood plain</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>A rehabilitated mine site</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>A non-operating mine site within 1 km of the subject land</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>An active mine site</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>An industrial or commercial use (specify the use(s))</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>A former industrial or commercial use</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>An active railway line</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>A municipal airport</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>An underground storage tank or buried waste</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>A current Environmental Site Assessment for the site or has one been</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>prepared within the last 5 years. If yes, please submit with application.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
7. HISTORY OF PROPERTY

a) Has the subject land ever been the subject of an application for approval of a plan of subdivision under Section 51 of the Planning Act or a consent under Section 53 of the Planning Act?  
   Yes ☐ No ☑ Unknown ☑  

If Yes, and known, provide file number of the application and the decision made on the application.

File Number: _____________________________

Decision: _____________________________

b) If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

Not applicable

c) Is the subject land reserved for manure applications under the nutrient management plan or manure agreement that was submitted to the municipality?  
   Yes ☐ No ☑  

d) Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?  
   Yes ☐ No ☑ Unknown ☑  

If Yes, provide for each severed, the date of transfer, the name of the transferred and the land use.

8. PROVINCIAL POLICY

Is the application consistent with the provincial policy statement issued under Section 3 (1) of the Planning Act?  
   Yes ☑ No ☐ Unknown ☑

9. HEALTH UNIT REVIEW

Please answer Section A OR Section B, depending on the type of servicing available.

Section A – Where SANITARY SEWERS are available.

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes ☑</th>
<th>No ☐</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the property within 183 metres (600 feet) of an abattoir? (slaughter house)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Section B – Where SEPTIC SYSTEMS are available.

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes ☑</th>
<th>No ☐</th>
</tr>
</thead>
<tbody>
<tr>
<td>The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The severed parcel contains a residence or other building(s) serviced by an on-site sewage system?</td>
<td>Yes ☑</td>
<td>No ☐</td>
</tr>
<tr>
<td>If you answered Yes; is the on-site sewage system older than 5 years of age?</td>
<td>Yes ☑</td>
<td>No ☐</td>
</tr>
<tr>
<td>If you answered Yes; has the on-site sewage system been inspected by a licensed contractor within the past 3 years?</td>
<td>Yes ☑</td>
<td>No ☐</td>
</tr>
<tr>
<td>If you answered Yes; you are required to provide a certificate of inspection with your application.</td>
<td>Attached</td>
<td></td>
</tr>
<tr>
<td>If you answered No; you will be required to have an inspection carried out and provide a certificate of inspection as a condition of consent (severance) approval.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is the property less than .4 hectares (1 acre) in area?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Does the property have less than .2 hectares (1/2 acre) of &quot;useable land&quot;* for a septic tank and tile bed? See definition of &quot;useable land&quot; below.</td>
<td>Yes ☑</td>
<td>No ☐</td>
</tr>
<tr>
<td>I am uncertain of the location of the existing septic tank and tile bed on the property.</td>
<td>Yes ☑</td>
<td>No ☐</td>
</tr>
<tr>
<td>There will be more than one dwelling unit on each lot.</td>
<td>Yes ☑</td>
<td>No ☐</td>
</tr>
<tr>
<td>An industrial or commercial use is proposed which will require a septic system.</td>
<td>Yes ☑</td>
<td>No ☐</td>
</tr>
<tr>
<td>It the property within 183 metres (600 feet) of an abattoir (slaughter house)?</td>
<td>Yes ☑</td>
<td>No ☐</td>
</tr>
<tr>
<td>The application is for a new Plan of Subdivision.</td>
<td>Yes ☑</td>
<td>No ☐</td>
</tr>
</tbody>
</table>

Applicant for Consent
Updated December 20, 2016
"Usable Land" means an area of land with suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures, swimming pools, etc. and such land is or will be used solely for a septic tank and tile bed and any future replacement of the tile bed, and which area is at least 3 metres (10 feet) from any property line, at least 15 metres (50 feet) from any drilled well, at least 30 metres (100 feet) from any dug well, at least 15 metres (50 feet) from any top-of-bank of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive area, and does not contain field tile or other artificial drainage. (Other restriction may apply according to legislation).

Note: Regardless of the results from Section A or B, some applications may require comments from the Health Unit as identified through the planning process. In these cases, the relevant fee shall apply.

If the answer to any question in Section B is "Yes" the Health Unit comments will be required and a fee must be submitted with your application: Cheque should be made payable to County of Huron.

Health Unit Review Fee: $________
Severance resulting in 2 lots or fewer: $262.55
Severance resulting in 3 lots or more: $499.00
Total Paid $________

10. SKETCH CHECKLIST

The application shall be accompanied by a clean, legible sketch showing the following information. Failure to supply this information will result in a delay in processing the application.

Please do not use pencils for completing sketch as they do not copy well.

Please check the boxes indicating that your sketch provides the following information:

☐ boundaries and dimensions of the land that is to be severed and the part that is to be retained;
☐ boundaries and dimensions of any land owned by the owner of the subject land that abuts the severed and retained land;
☐ distance between the subject land and the nearest township lot line and/or landmark, such as a railway crossing or bridge;
☐ location of all land previously severed from the parcel;
☐ location of all wells, including abandoned wells, on neighbouring properties within 30m of lot lines of both the severed and retained lands subject to this consent application;
☐ location of all natural and artificial features in the subject land and adjacent lands such as railways, roads, watercourses, drainage ditches, field drains, river or stream banks, wetlands, wooded areas and the location and nature of any easement affecting the subject land;
☐ location of all buildings, all wells, including abandoned wells and all components of a sewage system (i.e. septic tanks and weeping beds, communal sewage systems) on the severed and retained lands, and the distance of each to the proposed new lot line;
☐ location of all buildings, wells, abandoned wells and all components of a sewage system (i.e. septic tanks and weeping beds) on the severed and retained lands, and the distance of each to the proposed new lot line;
☐ existing uses on adjacent land such as residential, agricultural and commercial uses;
☐ location of beach access - if the property is a recreational property, adjacent to or in proximity to the waterfront;
☐ location and nature of any easements affecting the property;
☐ whether sewage disposal will be provided by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system, a privy or other means.
11. **APPLICANT'S/OWNER'S DECLARATION**

(This must be completed by the Person Filing the Application for the proposed development site.)

I, Ross McCall, President of McCall Farms Ltd., of the Municipality of Huron East, 
(Name of Applicant) 
(Name of Town, Township, etc.)

In the Region/County/District of Huron solemnly declare that all of the statements contained in this application and supporting documentation are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act." I hereby acknowledge and accept the requirements and costs referred to in Notes listed

**NOTES:**

Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. The County/Municipality will address only the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.

All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.

In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.

DECLARED before me at: 
Region/County/District of Huron 
In the Municipality of Huron East

[Signature]

This 26th day of April 2017

Commissioner of Oaths

Please print name of Applicant
12. OWNER/APPLICANT'S CONSENT DECLARATION

In accordance with the provisions of the Planning Act, it is the policy of the County Planning Department to provide the public access to all development applications and supporting documentation. Ross McCall, President

In submitting this development application and supporting documentation, I, of McCall Farms Ltd., the owner/the authorized applicant, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the County of Huron staff, municipal staff and council members of the decision making authority to have access to the subject site for purposes of evaluation of the subject application.

If the application is deemed incomplete, the applicant has 60 days to provide the necessary information. After 60 days has lapsed, the application and fee will be mailed back to the applicant.

Signature: Ross McCall
Print Name: Ross McCall
Title: President, McCall Farms Ltd.

April 26, 2017
Date

Note: Where the owner is a firm or corporation, the person signing this section shall state that he/she has authority to bind the corporation or affix the corporate seal.

13. AUTHORIZATIONS

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

Authorization of Owner for Agent to Make the Application

Ross McCall, President
I, of McCall Farms Ltd., am the owner of the land that is the subject of this application for a consent and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize

J. David Murray, to make this application on my behalf.

Signature: Ross McCall
Print Name: Ross McCall
Title: President

April 26, 2017
Date

If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

Authorization of Owner for Agent to Provide Personal Information

Ross McCall, President
I, of McCall Farms Ltd., am the owner of the land that is the subject of this application for a consent and, for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize

J. David Murray, as my agent for this application to provide any of my personal information that will be included in this application or collected during the process of the application.

Signature: Ross McCall
Print Name: Ross McCall
Title: President

April 26, 2017
Date

Note: Where the owner is a firm or corporation, the person signing this section shall state that he/she has authority to bind the corporation or affix the corporate seal.
Amendments

1 Amended by By-law 80-2014

Municipality of Morris-Turnberry
Schedule A

Key Map - Morris (Northeast)

June 02, 2015

Revision Date

Key Map - Morris (Northeast)

Subject property

See Bluevale Map

See Turnberry (East)

See Morris (Northwest)

See Morris (Southeast)

Key Map - Morris (Northeast)

Municipality of Huron East

Subject property

See Adjacent to Brussels Map

Legend:

- Zone - AG1 zones otherwise labeled
- Zone - AG2 (Full Protection)
- Zone - NBD (Limited Protection)
- Conservation Authority Identification Area
- Former Railway Lanes
- Airport Lands
- See section 1.34

Scale: 1:38,000

Meters:

770 385 0 770

Legend:

- Property Boundary
- Open Lands
- Closed Lands
- Water Body
- Landfill Buffer Zones
- Forests
- Floodplains
- Unreported Road Alignments
- Former Railway Lanes
- Airport Lands
- See section 1.34

Scale: 1:38,000
TO: PLANNING & DEVELOPMENT DEPT.

FILE: B 33/17

Owner/Applicant:
McCall Farms Ltd.

Agent: David Murray

Part Lots 29 & 30
Concession 4,
Morris,
Municipality of Morris-Turnberry

<table>
<thead>
<tr>
<th>MUNICIPAL CONTROLS</th>
<th>YES or NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is this transaction in conformity with your Official Plan?</td>
<td>Yes</td>
</tr>
<tr>
<td>Have you a Restricted Area (Zoning) By-law in effect under the Act?</td>
<td>Yes</td>
</tr>
<tr>
<td>If so, is this transaction in conformity with it?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ADDITIONAL INFORMATION</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Which of these services will be available and are connected to this land?</td>
<td></td>
</tr>
<tr>
<td>municipal water</td>
<td>No</td>
</tr>
<tr>
<td>sanitary sewers</td>
<td>No</td>
</tr>
<tr>
<td>Electricity &amp; garbage collection</td>
<td>Yes</td>
</tr>
<tr>
<td>911 Addressing</td>
<td>Yes</td>
</tr>
<tr>
<td>If municipal water and septic sewers are available, but not connected, please note.</td>
<td>N/A</td>
</tr>
<tr>
<td>Do the lots have direct access to a public road which is open and maintained by the municipality?</td>
<td>Yes and County Road</td>
</tr>
<tr>
<td>Are the lots concerned subject to assessment under The Drainage Act?</td>
<td>Yes</td>
</tr>
<tr>
<td>Does Council wish to impose Section 65 of the Drainage Act by the appointment of an engineer [65(1)] or by mutual agreement [65(6)]?</td>
<td>No</td>
</tr>
<tr>
<td>What is the surrounding land presently used for?</td>
<td>agricultural</td>
</tr>
<tr>
<td>to the north</td>
<td></td>
</tr>
<tr>
<td>to the south</td>
<td></td>
</tr>
<tr>
<td>to the east</td>
<td></td>
</tr>
<tr>
<td>to the west</td>
<td></td>
</tr>
<tr>
<td>If this application results in a new building lot, does Council consider the location to be satisfactory taking into account the rest of the municipality?</td>
<td>N/A</td>
</tr>
<tr>
<td>Does Council foresee any new demands for municipal services as a result of this kind of application?</td>
<td>No</td>
</tr>
<tr>
<td>Does Council intend to provide any new municipal services as a result of this kind of application?</td>
<td>No</td>
</tr>
<tr>
<td>Have the taxes been paid in full on the property subject to this severance?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>RECOMMENDATIONS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Does Council wish to recommend that up to 5% of the land be set aside for public purposes under Sec. 42(1) of the Act?</td>
<td>No</td>
</tr>
<tr>
<td>OR, alternatively, does Council wish to seek authorization to accept cash to the value of 5% land under Sec. 42(6) of the Act?</td>
<td>$300.00</td>
</tr>
<tr>
<td>Having regard to the matters noted in the attached letter, does Council recommend consent be given?</td>
<td></td>
</tr>
</tbody>
</table>
Why? The application conforms to Section 3.4 (1) of the Morris-Turnberry Official Plan.

Should consent be granted, what conditions, if any would Council wish to see attached?
1. That there be an entrance in place for both the retained and severed lands, prior to finalizing the consent.
2. That a fee of $300.00 be paid, cash in lieu of parkland.

DATE: May 31, 2017

SIGNED-Clerk-
Report to the Council on June 6th, 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.
- Grading loose top roads is ongoing.
- Calcium for dust control began on May 23, and will continue daily until complete.
- Some minor spot repairs to ditches to improve drainage have been completed.
- A new culvert was installed on Jeffrey Line.
- Locations where stumps were removed have been top dressed and seeded.
- Interviews for Rural Roads Operators have been completed.
- Owen King has completed the bridge washing.
- AORS has sent a request for municipalities to act with regard to hand held devices for Public Works employees.

**Hand Held Devices for Public Works:**
Currently public works employees have an exemption under Reg. 366/09 that allows them to use hand held devices in the form of 2-way radios in the course of their duties. This temporary exemption is set to expire on January 1st 2018. AORS believes that public works professionals and all municipal services currently holding licensed two-way radio systems should carry the same permanent exemption that is currently extended to Fire, Police and ambulance services. They strongly believe this communication equipment is vital to the delivery of service during winter control operations and emergency events as well as in everyday use to keep our roadways safe for the motoring public.

AORS strongly encourages members comment to the Ministry by way of a Council resolution to make the exemption permanent.
Sample Motion:
That the Municipality of Morris-Turnberry make recommendations to the Ministry of Transportation that the Highway Traffic Act be amended to include all public works professionals and all municipal services currently holding licensed two-way radio systems with a permanent exemption for the use of hand held 2-way radios while in the course of their duties.

Thank you.

Mike Alcock, Director of Public Works
Notice of Request for Drain Improvement

Drainage Act, R.S.O. 1990, c. D.17, subs. 78(1)

To: The Council of the Corporation of the Municipality of Morris-Turnberry

Re: Ellison Drain

(Name of Drain)

In accordance with section 78(1) of the Drainage Act, take notice that I/we, as owner(s) of land affected, request that the above mentioned drain be improved.

The work being requested is (check all appropriate boxes):

- Changing the course of the drainage works;
- Making a new outlet for the whole or any part of the drainage works;
- Constructing a tile drain under the bed of the whole or any part of the drainage works;
- Constructing, reconstructing or extending bridges or culverts;
- Constructing, reconstructing or extending embankments, walls, dykes, dams, reservoirs, pumping stations or other protective works in connection with the drainage works;
- Otherwise improving, extending to an outlet or altering the drainage works;
- Covering all or part of the drainage works; and/or
- Consolidating two or more drainage works.

Provide a more specific description of the proposed drain improvement you are requesting:

Improvement and repair to the open drain and culvert. Currently consist of small cement tiles in the valley of the open drain which is not easily crossed with larger farm equipment. A larger culvert should make the passage more level and safer to cross.

Property Owners:

- Your municipal property tax bill will provide the property description and parcel roll number.
- In rural areas, the property description should be in the form of (part) lot and concession and civic address.
- In urban areas, the property description should be in the form of street address and lot and plan number, if available.

Property Description
40959 St. Michaels Road - Con 8 NPt Lots 8-10

<table>
<thead>
<tr>
<th>Ward or Geographic Township</th>
<th>Parcel Roll Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Morris</td>
<td>40 60 540 008 01100 0000</td>
</tr>
</tbody>
</table>

If property is owned in partnership, all partners must be listed. If property is owned by a corporation, list the corporation’s name and the name and corporate position of the authorized officer. Only the owner(s) of the property may request a drain improvement.
Sole Ownership

<table>
<thead>
<tr>
<th>Name (Last Name, First Name)</th>
<th>Signature</th>
<th>Date (yyyy/mm/dd)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Egli Arnold</td>
<td></td>
<td>April 26, 117</td>
</tr>
</tbody>
</table>

Enter the mailing address and primary contact information of property owner below:

<table>
<thead>
<tr>
<th>Last Name</th>
<th>First Name</th>
<th>Middle Initial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Egli</td>
<td>Arnold</td>
<td>J</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mailing Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Number</td>
</tr>
<tr>
<td>40971</td>
</tr>
<tr>
<td>City/Town</td>
</tr>
<tr>
<td>Walton</td>
</tr>
<tr>
<td>Telephone Number</td>
</tr>
<tr>
<td>519 523-9465</td>
</tr>
</tbody>
</table>

To be completed by recipient municipality:

Notice filed this day of 20

Name of Clerk (Last Name, First Name) | Signature of Clerk
Report to the Council on June 6th, 2017
Report - Use of Off-road vehicles
Presented by: Nancy Michie

Recommendation: That the Council of the Municipality of Morris-Turnberry receive the June 6th, 2017 report and give direction to prepare a by-law to amend the By-law No. 9-2006 to regulate the use of Off-Road Vehicles on Municipal Highways in the Municipality of Morris-Turnberry to include two-up (ATVs) and Side by side – (ORVs) and Utility terrain vehicles (UTVs) and noting the exemption for farmers and trappers.

Executive Summary:
The Municipality of Morris-Turnberry has a current Off-Road Vehicle By-law, which is By-law 9-2006 which is attached, which was based on the legislation at that time. July 1, 2015, the Province passed legislation that two-up and side by side ATV’s will also be allowed.

Mayor Gowing has had a person mention that our by-law should be updated to current legislation. Therefore, this report recommends that the Council authorize the staff to amend the current Off-Road Vehicles By-law to allow:

1. Allowing Off-road Vehicles (ORVs) and all-terrain vehicles (ATVs) including two-up ATVs, side by side ORVs and utility terrain vehicles (UTVs) – on the shoulder of public roads, where permitted.
2. Mandating that all riders – including drivers and passengers of all ages – wear an approved motorcycle helmet and use a seatbelt or foot rests, where applicable.
3. Clarifying access and exemptions for farmers and trappers.

The County of Huron presented the attached report to County Council on May 9, 2017, to prohibit off-road vehicles except for the use of farm vehicles. Paul Gowing will speak to this report.

Thank you.
THE CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 9-2006

"Being a by-law to regulate the operation of Off-Road Vehicles (ATVs) on municipal highways with the Municipality of Morris-Turnberry."

WHEREAS, Pursuant to Section 191.8 (3) of the Highway Traffic Act, R.S.O. 1990, c H.8, as amended, the Council of the municipality may pass by-laws, (a) permitting the operation of off-road vehicles with three or more wheels and low pressure bearing tires on any highway within the municipality that is under the jurisdiction of the municipality, or on any part or parts of such highway, (b) prescribing a lower rate of speed for Off-Road vehicles by regulation on any highway within the municipality that is under its jurisdiction, or on any part or parts of such highway, including prescribing different rates of speed for different highways or parts of highways;

AND WHEREAS, Section 191.8 (4) allows Municipalities to specify the months and hours that off-road vehicles may operate;

AND WHEREAS, any by-law passed by a municipality must conform to Ontario Regulation 316-03 as outlined in Section 4 (1), Section 4 (2) and Item # 48 of Schedule “B” and Subsection (1) of Section 191.8 of the Highway Traffic Act;

AND WHEREAS, pursuant to Ontario Regulation 316-03, only ATVs which meet the Motor Vehicle safety Regulations outlined in Section 9, would be allowed to access municipal highways;

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

1. DEFINITIONS

In this By-law.

"All-Terrain Vehicle (ATV)" means an off-road vehicle that conforms to the definition of an ATV within O. Reg. 316-03 and, (a) has four wheels, the tires are low pressure bearing and all of which are in contact with the ground, (b) has steering handlebars, (c) has a seat that is designed to be straddled by the driver, and (d) is designed to carry a driver only and no passengers.

"Highway" includes any open road allowance under the jurisdiction of the Corporation of the Municipality of Morris-Turnberry including a common and public highway, street, avenue, parkway, driveway, square, place, bridge, viaduct or trestle, any part of which is intended for use or used by the general public for the passage of vehicles and includes the area between the lateral property lines thereof.
“Urban Area” means any area in the Municipality of Morris-Turnberry where the highway speed limit is 50 km/hr or less.

“Off-Road Vehicle” means an off-road vehicle within the meaning of the Off-Road Vehicles Act O.Reg 316/03, s.1.

2. GENERAL
The operation of ATVs shall be permitted upon the highways under the jurisdiction of the Municipality of Morris-Turnberry and in accordance with Ontario Regulation 316/03 of the Highway Traffic Act, the Off Roads Vehicles Act, and in accordance with the provisions of this By-law.

3. REGULATION OF OFF-ROAD VEHICLES (ATVs) ON HIGHWAYS

1. An ATV shall not be operated on highways unless it meets the equipment requirements of Section 7 to 15 of O. Reg 316/03 and it is operated in accordance with sections 16 to 24 of O.Reg 316/03, s.6.

2. An ATV shall not be driven at a rate of speed greater than,

(a) 20 kilometers per hour, if the speed limit established under the Highway Traffic Act or by Municipal By-law for that part of the highway is not greater then 50 kilometers per hour, or

(b) 50 kilometers per hour, if the speed limit established under the Highway Traffic Act or by Municipal By-law for that part of the highway is greater than 50 kilometers per hour.

3. In any urban area, an ATV shall only be operated on highways from the hour of 6:00 a.m. to 10:00 p.m. on any day.

4. PENALTIES
Any person who contravenes any section of this By-law is guilty of an offence and upon conviction is liable to a fine as provided for in the Provincial Offences Act.

5. EFFECTIVE
This by-law shall come into force and take effect on the day of its passing and shall remain in effect until otherwise amended or repealed.

Read a First and Second time 24th day of January, 2006

Read a Third Time and Finally passed 24th day of January, 2006

Dorothy Kelly, Mayor

Nancy Michie, Clerk-Treasurer
Drive an ATV

Beginning July 1, 2015, the province is implementing new changes to ORV and ATV. These changes include:

- Allowing more types of off-road vehicles (ORVs) and all-terrain vehicles (ATVs) - including two-up ATVs, side-by-side ORVs and utility terrain vehicles (UTVs) - on the shoulder of public roads, where permitted
- Mandating that all riders - including drivers and passengers of all ages - wear an approved motorcycle helmet and use a seatbelt or foot rests, where applicable
- Children under the age of eight will not be allowed as a passenger on any ATV/ORV operating on-road
- Limiting the number of passengers to the number of available seating positions
- Requiring compliance labels on all ATVs/ORVs
- Clarifying access and exemptions for farmers and trappers and for Far Northern Ontario municipalities

For more information on these changes, click here <http://www.ontario.ca/english/driver/drive-ATV-faq.shtml>

ATVs and other types of ORVs are popular year-round utility and recreational vehicles that can offer hours of enjoyment for outdoor enthusiasts, as long as you obey the law and follow safety precautions. This information will help you enjoy your ATV/ORV safely.

Smart Ride Safe Ride ATV/ORV Handbook

The Smart Ride Safe Ride handbook outlines the rules and requirements for ATVs and ORVs. It will tell you:

- where you can ride your ATV/ORV
- who can drive an ATV/ORV in Ontario
- the road rules you need to follow
- how to be a safe and responsible ATV/ORV rider

Read the Smart Ride Safe Ride <http://www.ontario.ca/english/driver/pdfs/smart-ride-safe-ride-ATV.pdf> handbook (PDF - 2.06 MB)


On-road riding

ATV/ORV requirements

Some ATVs/ORVs can travel along certain provincial highways and on municipal roads, if the municipality has a bylaw permitting on-road ATV/ORV use.

For the purposes of on-road riding, a single-rider ATV is a type of ORV that has:

- four wheels that contact the ground
- steering handlebars
- a seat that is straddled by the driver
• designed for a driver only and no passenger

Only an ATV/ORV that meets these standards can be used on the road. They must also meet other equipment-related requirements.

For more information about these requirements, click here

Where to ride
Permitted ATVs/ORVs can travel on:
• Highways 500 to 899
• many 7000-series highways
• highways with low traffic volumes

ATVs/ORVs cannot travel on:
• 400-series highways
• the Queen Elizabeth Way
• sections of the Trans-Canada Highway

For a complete list of provincial highways where on-road ATV/ORV use is permitted, please refer to Ontario Regulation 316/03 schedule B <https://www.ontario.ca/laws/regulation/030316#BK44> and for a list of provincial highways where on-road use is prohibited please refer to Ontario Regulation 316/03 Schedule A <https://www.ontario.ca/laws/regulation/030316#BK43>.

For a list of highways in Ontario where ATVs are prohibited from crossing, please check Schedule 1 of Regulation 863 of the Off-Road Vehicles Act <http://www.e-laws.gov.on.ca/html/regls/english/elaws_regs_900863_e.htm>.

Who can ride
For on-road riding, an ATV/ORV driver must:
• be at least 16 years old
• hold at least a valid G2 or M2 licence
• wear an approved motorcycle helmet, securely fastened under the chin with a chin strap
• wear a seat belt, where provided
• travel at speeds less than the posted speed limit, as outlined below

For on-road riding, a passenger on an ATV/ORV:
• cannot be under the age of eight
• must wear a seat belt or use foot rests, when applicable
• must wear an approved motorcycle helmet, securely fastened under the chin with a chin strap

Rules of the road
ATVs/ORVs on the road must travel at speeds less than posted speed limit:
• no more than 20 km/h on roads with a posted speed limit of 50 km/h or less
• no more than 50 km/h on roads with a posted speed limit greater than 50 km/h

Municipalities may set lower speed limits or additional rules for ATVs/ORVs.

ATVs/ORVs travelling along a road must:
• be driven in the same direction as traffic
• travel on the shoulder - if the shoulder is unsafe or impassable or not wide enough, an
  ATV/ORV can be driven on the travelled portion of the road
• have headlights and tail lights on

Off-road riding

Your vehicle
For off-road riding, your ATV must be registered and display a rear licence plate (except in
exempt areas like far northern Ontario). It must be insured under a motor vehicle liability policy.
These requirements also apply to other types of (ORVs) including two-up ATVs side-by-side
ORVs and utility terrain vehicles.

Who can drive
For off-road riding, an ATV/ORV driver must:
• be at least 12 years old, unless directly supervised by an adult or while driving on land
  occupied by the owner of the ATV/ORV
• carry the ATV/ORV's registration permit or a true copy

Drivers and passengers must wear an approved motorcycle helmet, securely fastened under the
chin with a chin strap.

Where to ride Crossing a Highway
The driver can directly cross a highway on an ATV/ORV where permitted only if:
• it is registered and displays a rear licence plate
• it is insured under a motor vehicle liability policy
• the driver is at least 16 years old and has a valid driver's licence of any class
• the driver and passengers are wearing approved motorcycle helmets, securely fastened under
  the chin with a chin strap

For a list of highways in Ontario where AVTs/ORVs are prohibited from crossing, please check

Exemptions
Exemptions can be found in the Ontario Regulation 316/03.
Beginning July 1, 2015, farmers and trappers and public work employees are exempt from
ATV/ORV width and weight restrictions while performing commercial duties. Additionally,
municipalities in Far Northern Ontario may prohibit the use of ATVs/ORVs on certain roads.

Be a safe and responsible rider
• take an ATV/ORV safety course and learn to ride from an expert
• know your ATV/ORV and read its operator's manual before you ride
• graduated licensing requirements apply to young and novice drivers when driving on-road
• do a pre-ride inspection and check oil, gas and other fluid levels, lights, brakes and tire
  pressure
• stay in control - never ride beyond your skill level or abilities
• always ride according to trail, road and weather conditions
• use extreme caution when turning, crossing, climbing and descending hills - always cross
  obstacles using the proper technique

http://www.mto.gov.on.ca/english/driver/drive-ATV.shtml
- drive sober - it's against the law to drive while impaired by alcohol or drugs. They will affect your judgement and slow your reaction time
- ride with others and always let someone know where you're going and when you expect to return
- be responsible and courteous, and respect others on the trail
- ride in designated areas only.
- Preserve the environment and keep noise levels low

**Recommended for you**

- [Frequently Asked Questions](http://www.ontario.ca/english/driver/drive-ATV-faq.shtml)
- [Impaired driving](http://www.ontario.ca/english/safety/impaired-driving.shtml)
- [Winter driving Brochure](http://www.ontario.ca/english/safety/pdfs/winter-safe-driving.pdf) (PDF - 1.83 MB)
CORPORATION OF THE COUNTY OF HURON
PUBLIC WORKS DEPARTMENT

To: Committee of the Whole

From: Steve Lund, P.Eng., PWLF, County Engineer
       Mike Hausser, P.Eng., Manager of Public Works

Date: May 9, 2017

Subject: Use of off-road vehicles on County Roads

RECOMMENDATION:
It is recommended that Council receive this report for information,
And further that, Council prohibit all off-road vehicles from using the County road network enforceable under the Highway Traffic Act Ontario Regulation 316/03;
And further that, Council consider a review of existing By-laws within Huron County in efforts to establish consistent conditions, requirements, and constraints to improve enforceability;
And further that, Council, in future, consider recreational use of off-road vehicles on County roads in the event an organized trail network is established and sections of County Roads would provide connectivity.

BACKGROUND:
The Highway Traffic Act, was updated on July 1, 2015 to govern the OPERATION OF OFF-ROAD VEHICLES on highways through Ontario Regulation 316/03.

The revised provincial regulation identifies a number of specific requirements of off-road vehicles, as well as operation thereof, within the road allowance where permitted via the regulation and via local road authorities.

Off-road vehicles now include additional types including: single rider ATV; two-up ATVs; side-by-side ORVs; and Utility Terrain Vehicles.

Use of farm vehicles, as defined within this regulation, on roadways remain permitted.

Within Huron County, Ontario Regulation 316/03 permits use of off-road vehicles on specific sections of provincial highways:
- Provincial Highway 8 from within Perth County westerly to Centennial Drive in Huron East.
- Provincial Highway 8 from 100m east of Harpurhey Rd in Seaforth to Ransford St in Clinton.
- Provincial Highway 4 from Huron County Rd 12 (Kippen Rd) northerly to the Bayfield River Bridge.

Off-road vehicles are prohibited on all other provincial roads within Huron County.

The majority of the County roads have speed limits posted at 90 km/hr. Off-road vehicles, where permitted, are required to be driven at a maximum speed of 50 km/hr on roads having speed limits greater than 50 km/hr.

A summary of Municipalities within Huron County is provided below. NOTE: each by-law has different requirements, conditions, and restrictions within each jurisdiction.

<table>
<thead>
<tr>
<th>Municipality</th>
<th>ATV By-law</th>
</tr>
</thead>
<tbody>
<tr>
<td>Municipality of Bluewater</td>
<td>NO</td>
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<tr>
<td>Township of Ashfield-Colborne</td>
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<tr>
<td>Wawanosh</td>
<td></td>
</tr>
<tr>
<td>Municipality of Central Huron</td>
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</tr>
<tr>
<td>Town of Goderich</td>
<td>NO</td>
</tr>
<tr>
<td>Township of Howick</td>
<td>NO</td>
</tr>
<tr>
<td>Municipality of Huron East</td>
<td>YES</td>
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<tr>
<td>Morris Turnberry</td>
<td>NO</td>
</tr>
<tr>
<td>Municipality of North Huron</td>
<td>NO</td>
</tr>
<tr>
<td>Municipality of South Huron</td>
<td>YES</td>
</tr>
</tbody>
</table>

Enforcement of permitted, non-permitted, and specific conditions for each by-law in each jurisdiction is carried out by OPP.

A by-law and agreement was executed on March 18, 2008 between Huron County and the Maitland ATV Club that outlined permitted use of ATVs on sections of road linking recreational trails maintained by the Maitland ATV Club. The agreement also identified specific minimum maintenance expectations of the County as well as signage. This by-law was repealed on May 18, 2016 as the Maitland ATV Club had subsequently disbanded.

COMMENTS:

Consultation and research on the use of off-road vehicles on roads has been completed over a number of months with a number of perspectives and concerns as identified below:

- County roads have not been designed nor being maintained for off-road vehicles.
- Off-road vehicles will be required to operate on the shoulder of the road where the shoulder is wide enough to permit the operation with all wheels of the off-road vehicle on the shoulder. The County would be required to revise the level of service policy for shoulder maintenance in areas where off-road vehicles are permitted to address the repair of defects such as shoulder washouts. No minimum maintenance standards are
defined for the safe operation of off-road vehicles on the shoulder of the road. As a result, there is no defined state-of-good repair to operate a vehicle of this nature in a roadway. This increases the liability to the County in the event of a claim associated with an incident involving an off-road vehicle.

- The majority of County roads are posted at 90 km/hr resulting in additional speed differentials between a motor vehicle and an off-road vehicle riding. This elevates the concern of safety and the severity of any incident between an off-road vehicle and a motor vehicle.

- In areas where the shoulder of the road is not wide enough to permit the operation of the off-road vehicle with all wheels on the shoulder, off-road vehicles would be permitted to move from the shoulder to operate on the paved surface at the right edge of pavement (e.g. railroad crossings and bridges), which further elevates the concern of safety and the severity of any incident.

- There is wide range of specific limitations and requirements for the operation of an off-road vehicle on municipal local roads, through local by-laws in each jurisdiction, this inconsistency results in a number of challenges to enforce.

- At this time, there are no known organized trails in which County roads would provide a network supporting local recreation or tourism initiatives.

- Off-road vehicles used for farming continue to be permitted (with appropriate affixed sign).

- Off-road vehicles are not-intended for on-road use and have design features such as low-tire pressures and soft suspension to increase traction for off-road use and rough terrain. However, these design features tend to provide less stability on hard surfaces that reduce ability to retain control of the vehicle at higher speeds.¹

- There are a number of references that identify higher rates of fatal and non-fatal (serious injury for off-road) vehicles used on all roadway types as compared to off-road use for which these vehicles are designed for.²,³

- Some research has identified that off-road vehicle drivers have a tendency to take more risks on roadways (i.e. driving faster, not wearing protective gear, using alcohol, carrying passengers, etc.).⁴,⁵

Research indicates that off-road vehicles driven on roadways increase the risk of collisions with other motor vehicle traffic, increasing the occurrence of being ejected and hitting an object — resulting in multiple injuries, similarly to motorcycle collisions. Additionally, there is a higher risk across all roadway types compared to off-road — regardless of whether the surface is paved or unpaved.  

It is recognized that there are a number of individuals that are interested in expanded recreational use of off-road vehicles and would adhere to all applicable requirements, conditions, and restrictions.

Collectively, there is sufficient research and evidence that suggests that allowing off-road vehicles on County roads would increase the rate and severity of incidents involving off-road vehicles and other public users of the road.

The net result would be reduced public safety and an increased liability to the County. From this perspective, staff recommend that off-road vehicles should not be recreationally operated on County Roads.

BUDGET IMPACTS:

No financial impacts associated with recommendations of this report.

OTHERS CONSULTED:

Laura Edgar, Public Health Promoter, Huron County  
James Stanley, Michael Butler - OPP  
Tony Commissio, Frank Cowan Insurance

Mike Hauser, P.Eng.  
Manager of Public Works

Steve Lund, P.Eng, PWLF  
County Engineer/Director of Public Works

Michael Blumhagen,  
Treasurer

Brenda Orchard  
CAO


CORPORATION OF THE COUNTY OF HURON
ECONOMIC DEVELOPMENT DEPARTMENT

To: Chair and Members of the Committee of Whole - Day 2
From: Andrew Kemp – Director of Economic Development
Date: May 27, 2017
Subject: Terms of Reference – Huron County Economic Development Board – Government Service System Delivery Research

RECOMMENDATION


AND FURTHER THAT: The Council of the County of Huron approve request by the Huron County Economic Development Board that staff complete a request for proposal that will engage the private sector to undertake the proposed study.

BACKGROUND
The Huron County Economic Development Board (HCEDB) has become concerned that the current structures/service delivery mechanisms may not create the optimal environment to support the economic growth needed to create a vibrant business, employment and social environment. As such the HCEDB would like to hire a consultant to undertake fact-based independent research on the effectiveness of Huron County's current service delivery systems, and determine if there are appropriate alternatives to be considered so that the economic potential of the County can be fully realized. The Terms of Reference attached as schedule A were approved at the Economic Development Board meeting of April 24, 2017.

BUDGET IMPACT
The cost of the proposed study will be up to $60,000 and will be resourced from the Huron County Economic Development Board's budget.
Originals Signed By:

______________________________
Michael Blumhagen, Treasurer

______________________________
Andrew Kemp, Director of Economic Development

______________________________
Brenda Orchard, CAO
Appendix A

Terms of Reference – Huron County Economic Development Board –
Government Service System Delivery Research

Purpose:
Undertake fact-based independent research on the effectiveness of Huron County’s current service delivery systems, and determine if there are appropriate alternatives to be considered so that the economic potential of the County can be fully realized. The Huron County Economic Development Board has become concerned that the current structures / service delivery mechanisms may not create the optimal environment to support the economic growth needed to create a vibrant business, employment and social environment.

The Huron County Economic Development Board wants to understand the consistency and timeliness of the governmental decisions and actions required in the attraction and expansion of individual businesses and other types of development (e.g. residential developments). We need to create an environment which highlights our unique attributes, and attracts internal and external investment. Ultimately, every decision is an economic development decision as it impacts the business and social environment of the County.

The key question to be answered is: Is the current structure optimal in order to enhance the future economic development potential of the county when considering factors such as: cost effectiveness, efficiency, ability to capitalize on opportunities, sustainability of services and infrastructure.

List of Participants:
The research would include senior staff within Huron County and the Huron County Economic Development Board, Upper Tier Councils and would welcome the participation of Partner (Lower Tier) Councils / senior staff. As well, the research should include data and best practices from other municipalities of similar size and composition, both within and outside of Ontario, in order to highlight best practices and/or lessons learned if they have also undergone structural change.

Intended Users/Audience:
The results of the research will potentially provide alternate service delivery and / or governance approaches that could be implemented by the Upper and Partner tier governments, and will provide the taxpayer information regarding the value proposition of service delivery in Huron County accompanied by relevant indices or metrics which can be used by all levels of government.
Questions to be answered:

- What is the most effective way to deliver current municipal government services to the public?
- Are there specific anecdotal examples which could be provided to council which suggest that the current structure is less than optimal?
- What are the opportunity costs associated with the current structure?
- Are there any barriers to economic development created by the current structure?
- What efficiency or effectiveness advantages could be realized by implementing an alternative service delivery model?
- How can Huron County ensure delivery systems keep pace with the changing needs of County residents and businesses in a dynamic market increasingly influenced by national and global influences?
- The research will explore how economies of scale, engendered through creative partnerships, can be utilized to deliver services in a more effective manner.
- What is the range of alternative structures which could be considered; what are the major pros and cons associated with each alternative?

Guiding Principles:

- This research will aid Councils in making decisions about how to provide optimal services to their ratepayers.
- This research will respect that each municipality maintains self-determination and individualism.
- This research will engage in an open and transparent process where a fact based collective vision is encouraged and all services are open for discussion.
- This research will foster a supportive team environment through critical evaluation of our work and group processes.
- Participants will work together respectfully and in a professional manner.
- Participants will communicate openly and honestly and be open-minded about potential opportunities.

Methodology:

1. Evaluation of current service operations, organizations, and service delivery standards
2. Comparative Analysis of other Ontario municipal service delivery models, and other Canadian examples if relevant and comparable, identifying the benefits, impediments, best practices, risks and impacts of these governance and or service delivery models.
3. Identification of alternatives or confirmation of the effectiveness of the current governance and / or service delivery models. This will include a review of potential governance and / or service delivery models that can be realistically implemented in Huron County and their implications.
4. Any regulatory / legislative hurdles will be identified in conjunction with alternatives recommended.
**Deliverables:**
Final report that includes analysis of various options, and recommended service delivery models.

**Roles and Responsibilities of Participants and Stakeholders**
Huron County to provide the necessary background information for the research to be completed. Partner municipalities will be invited to supplement County level information to enhance the quality of the analysis.

**Reporting Requirements:**
The results of the research study will be made available, once finalized, to the Huron County Economic Development Board for their review and then forwarded to Huron County council within a 14 day period, once the board has approved the report/ensured that the report meets the deliverables specified.

**Decision-making Process/Responsibilities:**
The Huron County Economic Development Board to accept the final report and refer to Huron County Council. Upon receipt from the Economic Development Board the Huron County council may choose to endorse the report.

**Estimation of Costs:**
Consultants' cost to be complete the research study is estimated at up to $60,000; which will be paid from the Huron County Economic Development Board budget.

**Timeline and Milestones:**
Consultant to be engaged in May 2017 with work completed by September 2017.

**Dissemination of Information/Data:**
Information will be disseminated through the Huron County Economic Development Board.
Report to the Council on June 6th, 2017
Report – Shared Services/ Development practices with the County of Huron
Presented by: Nancy Michie

Recommendation: That the Council of the Municipality of Morris-Turnberry receive the June 6th, 2017 report and give consideration to formal support of the Shared Services/ Development practices with the County of Huron.

Executive Summary:

The County of Huron is proposing that the lower tier municipalities team with the County of Huron for the following items:

1. Collaborative Procurement and Capital Planning
2. Servicing Development Handbook
3. and the Committee Development Process Improvement

1. Collaborative Procurement and Capital Planning:
The proposal is to form a group of County and Lower Tiers to identify opportunities to collaborate on tenders and RFPs. The intent is to increase economies of scale resulting in lower costs.
Jeff Molenhuis represented Morris-Turnberry.

Is the council interested in appointing Mike Alcock to represent the Municipality on this committee?

2. Servicing Development Handbook
March 21, 2017, Mike Alcock was appointed by Council to represent Morris-Turnberry on the committee and to date has not been consulted in regards to a meeting.
The Handbook will a consolidation of all technical processes, requirements and studies required for Development projects.

Is the council interested in maintaining the appointment of Mike Alcock to represent the Municipality on this committee?

3. Development Process Improvement
In 2016 a committee of various staff from across the County was formed to develop a Common Development Approach. Nancy Michie represented the CAO group on the committee.
On March 21, 2017, a draft of the Common Development Process was presented to the Morris-Turnberry council.
The final document is being presented to the County Council in the near future.

Direction from the Council on March 21, 2017, was that Council would give consideration to the final document, when it is presented.
**Attachments are:** 1. County report on the Collaborative Procurement and Capital Planning
3. A Common Development Process

Thank you.
May 4th, 2017

Mayors and Reeves
Local Municipalities
County of Huron

As you are aware, the County organized a Shared Services session in September 2015 with consultant Gord McIntosh to look for ways that we could collectively find efficiencies and improve services to our ratepayers. Initiatives such as the joint CEMC were implemented as a result of this session.

In addition, in October 2016 the County held a session regarding improving our development practices at the request of the Huron County Economic Development Board. This meeting included Mayors, Reeves, CAOs, and public works and building officials. Following this meeting, County staff began working on a number of shared service projects in conjunction with lower tier staff. These projects included Collaborative Procurement and Capital Planning, Servicing Development Handbook, and Development Process Improvement. More detailed information is attached for your review. The projects and their recommended actions were presented to the CAOs in February 2017 and to the Huron County Municipal Officers Association on April 21st, 2017.

We are now at the point where we need to seek formal support from your Council to move forward with these initiatives. Some of our municipal partners have already confirmed their participation (which is at no cost to the lower tiers).

We respectfully request that you consider participating in these projects to improve our ability to work with the development community and foster increased economic development. If possible, we ask that you provide confirmation by June 30th, 2017.

Sincerely,

Jim Ginn
Warden

OFFICE OF THE WARDEN
Corporation of the County of Huron, 1 Courthouse Square, Goderich, Ontario N7A 1M2 CANADA
Tel: 519.524.8394 Fax: 519.524.2044 Toll Free: 1.888.524.8394 (519 area only) www.huroncounty.ca
To: CAOs of the Municipalities and Townships of Huron County
From: Steve Lund, P.Eng., PWLF, County Engineer
       Mike Hausser, P.Eng., Manager of Public Works
Date: March 9, 2017
Subject: Collaborative Procurement and Capital Planning with Lower Tiers

RECOMMENDATION:

It is recommended that the County continue to meet periodically with representatives of the Lower Tier Townships and Municipalities in efforts to continue collaborating on the procurement of contracted services and projects as well as coordinate capital projects.

BACKGROUND:

Through a number of discussions at various levels in the organization, several meetings were held with staff from the Municipalities of Huron County to identify opportunities to collaborate on tenders and RFPs. The intent of the initiative is to increase economies of scale resulting in lower costs.

Additionally, it was recognized there is mutual benefit to all to keep each other informed of capital project plans so that work can be coordinated.

REPORT:

Meetings were held on December 15th, 2016, and January 18th, 2017.
Joint Procurement

The following are conclusions from the discussions held at these two meetings with respect to joint procurement:

- Economy of scale is not always achievable for goods and services having very low profit margins and volume is small. In particular, this holds true for small vehicles. The difference between buying 2 individually or 6 together does not yield an economic benefit as profit margins in the automobile industry is very low.

- Particularly, in the case of vehicles, there is a significant difference in specifications and features that are accepted by different councils which result in very different specifications (i.e. 4x4 vs 2x4, manual windows vs power windows, radio vs no radio, colour, chrome vs painted trim, etc...). The differences in specifications reduce the value of releasing a joint tender.

- There are a number of maintenance contracted services that are commonly done between lower tiers and some with the County. There are also a number of instances of lower tiers collaborating on contracted services with other lower tiers in adjacent Counties. Generally speaking, collaboration is already taking place where it most makes sense.

- A very significant impediment to collaborating on contracted services or projects is the difference in timing of budget approvals by different councils. This excludes the possibility of getting tenders/RFPs issued early in the year which eliminates a number of collaboration opportunities.

- At this time, support of the procurement process within each municipality is limited and is being done by operational staff who are generally not experts in the procurement process.
  - There is a general consensus that there is a need for additional support in this regard and that this could be a shared service in itself across lower and upper tier in Huron County. A few of the advantages of having a resource with procurement expertise (i.e. a Buyer) are listed as follows:
    - Ensuring that the procurement process meets expected policies and take advantage of alternative advertising.
    - Expanded use of tender/RFP documents from other municipalities in Ontario
    - Leveraging provincial procurement
    - Coordinating input between partners,

- There are opportunities to collaborate that are not currently taking place.

The following reflect the recommended course of action:

- Continue meeting bi-annually to review all contracted services and identify where alignment of specifications, timing of budget, and benefits are expected to be achieved with collaborative procurement of contracted services.
- Request that Huron County consider additional resources to support the procurement process that would be shared among lower and upper tiers.
- The chart below is a work-in-progress listing of services and sharing that is occurring and potential for additional collaboration. This chart will evolve over time as coordinated purchasing opportunities are identified and other barriers are addressed (i.e. timing of budgets, common specifications, etc.).

<table>
<thead>
<tr>
<th>Item</th>
<th>Used by</th>
<th>Timing</th>
<th>Agp. Value</th>
<th>County Services</th>
<th>County Parks</th>
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<th>Huron County</th>
<th>Rural</th>
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<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Plow truck tender</td>
<td>Walter</td>
<td>last year only</td>
<td>X</td>
<td></td>
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<tr>
<td>Line Painting (service by Huron County DEP)</td>
<td>X</td>
<td></td>
<td>X</td>
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<tr>
<td>Line Painting - external contracted</td>
<td>X</td>
<td></td>
<td>X</td>
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<tr>
<td>Culvert Basin Cleaning</td>
<td>X</td>
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<tr>
<td>Calcium purchase</td>
<td>X</td>
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<tr>
<td>Beef Jailer - AgriMulch/Keerela</td>
<td>X</td>
<td></td>
<td>X</td>
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<td>Weed Control</td>
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<td>X</td>
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<tr>
<td>Tub/Driller Services</td>
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<tr>
<td>Rural road shoulder gravel</td>
<td>X</td>
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<td>X</td>
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<td></td>
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<td></td>
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<tr>
<td>Asphalt Rural Only</td>
<td>Mike A</td>
<td></td>
<td>new</td>
<td></td>
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<tr>
<td>Rural road surface treatment</td>
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<td>Gravel road granular supply/pipes</td>
<td>X</td>
<td></td>
<td>X</td>
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<tr>
<td>Road Salt (Material only)</td>
<td>Mike A</td>
<td></td>
<td>new</td>
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<tr>
<td>Street Sweeping</td>
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<td>Salt hauling services</td>
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<td>Thawing (treated salt)</td>
<td>X</td>
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Capital Planning Coordination

Through discussion, it has been identified that most lower tiers currently have a 5 year capital plan in place. A 5 to 10 year plan is needed by all Municipalities in order to better coordinate, and where feasible, adjust timelines so that work taking place in the same location is aligned.

Huron County is in progress of developing a longer term capital plan and will circulate as it becomes available.

It was agreed by all participants that an annual meeting be held in the summer to share status on capital work coming in the following year as well as the timeline for all projects within the next 5 year horizon. All parties will make best efforts to adjust schedules so that projects in the same vicinity become more complimentary and coordinated as opposed to conflicting. This will minimize infrastructure re-work that results in increased overall costs.

Note that a higher order of collaboration has already begun between Huron County and Huron East with respect to reconstruction of sewer in Seaforth and Egmondville along with streetscaping within Seaforth.

OTHERS CONSULTED:

Huron County – Steve Lund, Walter Johnston, Mike Hausser
South Huron – Don Giberson, Jason Parr
Huron East – Barry Mills
ACW – Brian Van Osch
Goderich – Chip Wilson
Howick – David Martin
North Huron – Jeff Molenhuis
Bluewater – James Adkins
Central Huron – Tom Sinclair

BUDGET IMPACTS:

Joint Procurement
There are some ongoing opportunities with respect to collaboration that would increase economies of scale, however, savings are not predictable, and not assured. There is very limited ways to measure the value of independent tenders vs joint tenders.

Overall, a key value of collaborative procurement is a generalized savings in overall administrative effort. However, that is offset by increased efforts in preparing procurement documents.

Overall operational efficiency, with some expected savings, are expected to be realized with increased support of the procurement process through the addition of a Buyer position. It is not known, and would be very difficult to measure, if the additional salary
and supporting costs of this position would be offset financially by savings in procurement.

Capital Planning Coordination

Overall savings in capital expenditures, and in some cases, may also see some operational savings are expected with coordinated capital projects between jurisdictions. The savings are expected in the reduction of 're-work' over a number of years in the same location. Measurement of those savings are difficult to identify, however, it stands to reason savings exist along with improved public optics.
RURAL LENS:

From a rural lens perspective, this initiative is anticipated to have positive effects on: community needs, downtowns, transportation, livable communities, and economy. These stem from increased communication and coordination of common needs for services and localized improvement in our infrastructure. It is expected that increased communication will identify any issues earlier and identify opportunities for improvement earlier in the design and/or procurement process that can be incorporated into the plan.

There is limited known direct impacts on: Populations, Agriculture, Energy Conservation, Natural Environment, and Healthy Active Communities.

There is no anticipated negative impacts.

RURAL LENS: Joint Procurement and Coordinated Capital Planning

Mike Hausser, P.Eng.
Manager of Public Works

Steve Lund, P.Eng., PWLF,
County Engineer, Director of Operations
To: CAOs of the Municipalities of Huron County

From: Steve Lund, P.Eng., PWLF, County Engineer
      Mike Hausser, P.Eng., Manager of Public Works

Date: March 9th, 2017

Subject: Proposed Servicing Development Handbook/Guide

RECOMMENDATION:

It is recommended that the County proceed to engage a Consulting firm that would produce a Development Handbook or Guide as per the Terms of Reference included in this report.

BACKGROUND:

Development is a focus for all Municipalities of Huron County and provides significant benefit to the local economy. The application process and requirements can be daunting to many investors, particularly those that have not had the benefit of experience in this process. Additionally, investors with experience from other locations would benefit having a consistent technical reference for local preferences and expectations with respect to servicing the site.

While there is growing support through Economic Development and Planning, there is a need to improve communication of technical requirements associated with developing a site.

Improvement in communication in this regard is expected to benefit the investor by ensuring that the various studies, realistic timelines, and an understanding of construction standards and associated costs is provided to the applicant in an easy-to-understand manner and consistent across Huron County.

This information, when provided early in the process, helps to ensure the investor is fully aware of costs required beyond the property lines of the site to ensure the site is properly serviced and impacts to other public users are addressed.

The benefits extends to the operating departments who provide support before, during, and after a site has been developed with respect to traffic, pedestrians, cyclists, water, sewer, and drainage. Clear communicated information on the requirements early in the process to the investor can reduce conflicts between the investor and staff as the development progresses.
In the fall of 2016, the CAOs discussed an opportunity to address this challenge by directing staff to meet to discuss the feasibility of the creation of a Development Handbook (or Guide) that compliments the Planning process. A proposed budget item has been added to the 2017 Huron County Capital budget of $50k to support a Consultant to undertake this in collaboration with staff in each jurisdiction.

REPORT:

Meetings were held on December 15th, 2016, and January 18th, 2017.

There was a strong level of support to proceed by all representatives in attendance at the meeting. The following is the proposed terms of reference to engage a consultant to undertake this effort. A firm commitment for participation and inclusion in this effort is needed prior to proceeding.

TERMS OF REFERENCE

Municipal Servicing Development Guide

Area Municipalities and Townships of Huron County

Overview

Huron County, Area Municipalities and Townships of Huron County wish to enhance support and collaboration with the development community by introducing a Municipal Servicing Development Guide. This guide will provide further engineering detail to the overall development application and approval process. This guide is intended to serve three objectives:

1. Provide an educational tool to new developers on how their application may impact and be supported by public infrastructure as well as provide clarity on the technical requirements and an understanding of related costs.

2. Provide consistency in technical specifications across all jurisdictions within Huron County with respect to core public infrastructure services (water distribution, sanitary sewage collection, storm drainage, roadways, sidewalks).

3. Support business continuity across all jurisdictions in Huron County as staff changes occur.

Expected Guide Contents

The guide is expected to have the following content:

- Identification of what opportunities, limitations and impacts a development has on each of the core public services (water supply, sanitary sewage, storm drainage, transportation, pedestrian, storm water management).
- Clarification on the difference between the planning approval process and the approvals for servicing and how they connect.
- For each service:
  - A process diagram and associated descriptions of the generalized application/comment/approval process.
  - Identification of other jurisdictions that would be involved from an approval/permit perspective (i.e. MOE, MTO, etc.).
  - Identification of contacts for each jurisdiction and service.
  - Identification of studies that may need to be done and typical range of costs.
  - Reference to specific OPSS standards that would be used for design/construction.
  - Exceptions to the OPSS standards.
  - Additional design parameters and expectations - ideally the same across the County.
  - Insurance requirements and approvals required for working in the right-of-way and connecting to existing infrastructure.
  - Inspection requirements for any and all work done in the right-of-way.

The guide is expected to be:

- Easy to read for non-technical people (grade 8 language).
- An AODA compliant document in both written and electronic form.
- A document that will evolve over time and focused on the support of site development applications. Future versions may expand to incorporate subdivision development and other initiatives that will evolve such as cycling and active transportation initiatives.

Participants

The following table identifies the individuals that will be involved with the development of this guide and will be representing their respective jurisdictions.

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Name</th>
<th>Title</th>
<th>Servicing Responsibilities</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town of Goderich</td>
<td></td>
<td></td>
<td>Water, Sanitary, Storm,</td>
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<tr>
<td></td>
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<td>Roads, Sidewalks</td>
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<tr>
<td>Municipality of Central Huron</td>
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<td></td>
<td>Water, Sanitary, Storm,</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Roads, Sidewalks</td>
<td></td>
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<tr>
<td>Municipality of Bluewater</td>
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<td>Water, Sanitary, Storm,</td>
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<td></td>
<td></td>
<td>Roads, Sidewalks</td>
<td></td>
</tr>
</tbody>
</table>
OTHERS CONSULTED:

Huron County – Steve Lund, Walter Johnston, Mike Hausser
South Huron – Don Giberson, Jason Parr
Huron East – Barry Mills
ACW – Brian Van Osch
Goderich – Chip Wilson
Howick – David Martin
North Huron and Morris-Turnberry – Jeff Molenhuis
Bluewater – James Adkins
Central Huron – Tom Sinclair

BUDGET IMPACTS:

A proposed capital budget item of $50k is listed in the Huron County 2017 Capital Budget. Approval is pending Council approval of the budget – anticipated in March of 2017.
RURAL LENS:

From a rural lens perspective, the following are the impacts of this proposed initiative has an anticipated positive impact on: Downtowns, Community Needs, Economy, Transportation, Livable Communities.

There is no direct positive or negative impacts expected on the overall Population, Agriculture, Energy Conservation, Natural Environment, or Healthy Active Communities.

No negative impacts are expected from this initiative.

Mike Hausser, P.Eng.
Manager of Public Works

Steve Lund, P.Eng., PWLF,
County Engineer, Director of Operations
A Common Development Process

The purpose of this document is to assist developers with a common development process that is understandable, transparent and used by all municipalities in Huron County.

Municipal and County staff, working together, aim to provide coordinated guidance and support to developers, from idea to occupancy, that includes navigating the approval process, helpful problem solving, and clear and timely communications. All staff members strive to provide a high level of service and encourage feedback that will help improve the process.

The common development process is shown on the next page. Certain timelines are set by legislation and cannot be changed. Staff will make every effort to keep development applications moving through the process as quickly as possible.

Thank you for working to enhance the community with your development. We wish you every success with your plans.

Councils and Staff
of the County of Huron
and Partner Municipalities
**“From Idea to Occupancy”**

**Common Development Process**

<table>
<thead>
<tr>
<th>Initial Contact from Developer with proposal / plans / sketch</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Staff assessment of complexity of development</strong></td>
</tr>
<tr>
<td>- Complex applications proceed using Development Team (large investment, unique attributes, potential for significant public interest/opposition, etc.).</td>
</tr>
<tr>
<td>- Routine applications proceed with the appropriate subset of the Development Team (small scale, few planning issues, etc.).</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Pre-consultation Meeting with Developer and Municipal Development Team</th>
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</thead>
<tbody>
<tr>
<td>- Developer’s advisors may include architect, engineer, lawyer, planner, real estate, etc.</td>
</tr>
<tr>
<td>- Municipal Development Team may include CAO/Clerk, building official, economic development, fire chief, public works, planning coordinator, County planner, municipal engineer, municipal lawyer</td>
</tr>
<tr>
<td>- Use Pre-consultation Checklist to outline possible study requirements</td>
</tr>
<tr>
<td>- Written summary to developer with required studies, terms of reference, agencies to contact, next steps, requirements for complete application(s)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Development Team Meetings (regular schedule at process milestones or as appropriate for the application)</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Monitor development process, determine required applications, timelines, study requirements, costs</td>
</tr>
<tr>
<td>- A lead staff person identified for the file</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Regular Communications</th>
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<tbody>
<tr>
<td>- Meeting Notes provided to developer with clear outline of next steps / actions to be taken</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Application Process</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Team oversees and guides the application process</td>
</tr>
<tr>
<td><strong>Planning Applications</strong> (if necessary)</td>
</tr>
<tr>
<td>- official plan, zoning, minor variance, consent, subdivision, condominium, other</td>
</tr>
<tr>
<td>- complete application, supporting studies (if nec.), municipal staff/consultant review, public notice, public meeting, decision (municipal/county), appeal period (OMB if appealed), clearing conditions</td>
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<thead>
<tr>
<th>Site Development, Building Construction and Occupancy</th>
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| Project Completion, Applicant Survey, and Development Team Debrief to learn from experience and identify improvements |
This document was prepared by the County-Municipal Working Group on Development Process Improvements reporting to the CAOs.

Contents
1. Goals
2. Background
3. Context
4. An Environment of Trust
5. Information Sharing
6. Common Development Process
7. The Rural Lens
8. Clarification of Roles
9. Other Initiatives
10. Sample Best Practices

1. Goals

This group effort on development process improvements is designed to achieve:

- Agreement among municipalities, and between municipalities and the County, on how to collaborate and cooperate to facilitate development; and
- Consensus on a common development process across all municipalities.

2. Background

County Council's strategic planning sessions have identified the desire to enhance the "business friendliness" of County operations, including planning and development processes. The recently appointed Economic Development Board has also requested that perceived barriers to development be addressed through a variety of initiatives by municipalities and the County.

The Economic Development Department convened a municipal workshop in October 2016 where best practices were presented and priorities for facilitating development were identified. At the CAOs' meeting in November 2016, a Working Group was established to develop improvements to the development process, based on the workshop summary.
The Working Group comprised representatives of the municipal CAOs, municipal public works, municipal planning coordinators, county economic development, and county planning.

These Terms of Service and accompanying information are recommended by the Working Group to address the priority issues raised at the workshop, being:

- Creating a supportive environment of trust
- Mapping out a common development process, and
- Clarifying roles.

In addition, the Working Group sought to address the following objectives:

- foster an environment of creativity, support and cooperation
- promote trust between municipalities and with the county
- assist developers in navigating the development approvals process
- focus on problem-solving without risk of reprisal
- encourage clear, open and timely communication
- set out standards of engagement
- map out a common development process
- assemble municipal development teams for warranted developments
- identify a single point of liaison for certain developments
- achieve consensus on the approach throughout municipal organizations.

3. Context

The context for process improvements includes regard for the following factors:

- A seamless service is desired as municipal and county staff work together with an integrated process.
- The development process is directly connected to economic development and shares similar goals related to complete communities, housing, commerce, employment and services.
- The development process can be complicated and technical, and not well understood by the general public. A flexible process is required that meets the needs of experienced developers as well as the landowner who is new to development.
- Development proposals are often complex (multiple competing interests, legal challenges), the public is more engaged, and provincial regulations are more numerous.
- Registered Professional Planners (RPP), like other professionals in the process, subscribe to a Code of Conduct and are bound by provincial law.
- The early identification of matters to be addressed in a development is important for creating a work plan and assessing feasibility, cost, design, etc.
- Scheduled and coordinated communication assists all parties in understanding issues and next steps.
- The Planning and Development Department’s Public Service Standards describe staff’s commitment and approach to public service. These standards are relevant for all stakeholders in the development process.

As noted above, the department recently codified its approach to public service into “Public Service Standards.” These standards inform and describe staff’s approach to assisting the public through planning and other processes. The Standards speak to the commitment of staff to treat people well and to be helpful.

Staff’s service statement is: “We aim to meet and exceed people’s expectations in how they are treated.” In addition, staff’s service principles include:

- striving for excellence in service to others
- being continually open to new ways of providing better service
- portraying an attitude of service
- following the Disney Principle – ‘It may not be our fault, but it is our problem’ – meaning we will try our best to help, even if the issue does not pertain to our areas of responsibility.

4. An Environment of Trust

The development process necessarily involves cooperation and coordination between the county and local municipalities. Each tier of local government has different approval authorities under the Planning Act and other legislation related to development. Other agencies, such as the conservation authority and certain provincial ministries may also be involved.

An environment of trust and cooperation is desired to foster the smooth implementation of planning and development processes, and to encourage the identification of creative solutions to development problems within the bounds of proper and legal process. The goal is to develop an attitude and culture of “can do” within municipal/county development teams.

An environment of trust can be enhanced through the following means:

- The Planning Department will continue to assign a Planner to each municipality. Staff familiarity and working in the municipal office one or two days per week provides consistency of service and fosters trust among staff as procedures, preferences and local knowledge are developed.

- As a basis for creative thinking and risk-taking when problem-solving, municipal and county staff should develop a level of understanding, beyond the role clarity below, of the professional obligations and limits of each role, and how that influences the participation of staff in problem solving. For example, Planners
should feel comfortable assisting in the identification of options for addressing a problem, even when the Planner could not support a particular option for legal, planning or professional reasons. So long as the Planner discloses the concern, say when identifying pros and cons of options, professional obligations will not be ignored, and staff can be seen as helpful and creative in finding possible solutions. The same applies to municipal staff in their various roles of planning coordination, public works, building officials, etc.

- In an environment of trust, people must know they are exempt from blame. The development process is complex and no single person has all the answers or is right all the time. A team approach means that the team celebrates successes collectively, and accepts failures collectively. Both outcomes result from the collective and dynamic work of the team, rather than from a subset of the team. These principles should be discussed and accepted by a municipal development team, in order to foster trust and advance creative work. Agreement can be reached on avoiding (occasional) blame, and focus on creative problem solving.

- A common development process will be encouraged, as contained herein, to standardize where possible the development process across all municipalities in the County.

- Standard reporting procedures and report templates will be used for planning applications to satisfy the information needs and expectations of staff, Councils and the public.

- The clarification of roles, noted below, is intended to set out major areas of responsibility so that each tier knows what it and the other are responsible for.

5. Information Sharing

The timing and quality of information sharing are important to the success of the development process. As shown in the common development process flow chart in the next section, numerous positions and persons comprise the development team, and each needs to receive timely and relevant information to fulfill his/her role. The identified lead on the development team, which may be the municipal CAO, EDO or Planner depending on the file, will be responsible for distributing necessary information to the group.

Confidential information is often part of the development process and a protocol is needed to address proper process. The general protocol is as follows.
- Proprietary information provided by an applicant in confidence to a member of the development team will remain confidential;
- When permitted by the applicant and when appropriate to facilitate the development, confidential information will be conveyed to other specified persons forming part of the development team (e.g., informing County Economic Development staff of a large development proposal)
- When a formal application is submitted, the information provided in the application is public and can be shared with necessary stakeholders (e.g., public notices, circulation to agencies, etc.).

6. Common Development Process

A common development process is encouraged to standardize where possible the development process across all municipalities in the County. The flowchart below outlines the process for both routine and complex applications. Municipal and county staff currently practice many aspects of these development steps. A development team approach for larger or more complex developments is recommended to ensure timely processing at both the County and municipal levels.
"From Idea to Occupancy"

Common Development Process

Initial Contact from Developer

- Staff assessment of complexity of development
  - Complex applications proceed using Development Team (large investment, unique attributes, potential for significant public interest/opposition, etc.).
  - Routine applications proceed with the appropriate subset of the Development Team (small scale, few planning issues, etc.).

Pre-consultation Meeting with Developer and Municipal Development Team

- Developer’s advisors may include architect, engineer, lawyer, planner, real estate, etc.
- Municipal Development Team may include CAO/Clerk, building official, economic development, fire chief, public works, planning coordinator, County planner, municipal engineer, municipal lawyer

Development Team Meetings

(scheduled regularly at process milestones or as appropriate for the application)

- Review development process / determine required applications / timelines / study requirements / cost.
- Use Pre-consultation Checklist to outline possible study requirements.

Regular Communications

Meeting Notes taken and provided to developer with clear outline of next steps / actions to be taken. A lead staff person identified for the file.

- Summary of required studies and Terms of Reference
- Other agencies to consult with (e.g. Conservation Authority, MTO, MOE)
- Opportunities for funding assistance (e.g. Clean Water Project, Economic Development)

Application Process

Development Team oversees and guides the application process

Planning Applications (if necessary)

- official plan, zoning, minor variance, consent, subdivision, condominium, other
- Require complete application, supporting studies (if nec.), municipal staff/consultant review, public notice, public meeting, decision (municipal/county), appeal period (OMB if appealed)

Development Applications

- site plan, development agreement, building permit, occupancy permit, other applicable law
- require supporting studies (if nec.), municipal staff/consultant review
- council decision (site plan/agrmnt.); staff decision (building and occupancy permit)

Site Development, Building Construction and Occupancy

Project Completion, Applicant Survey, and Development Team Debrief to learn from experience and identify improvements
7. The Rural Lens

Using the "Healthy Rural Lens for Huron County" these process improvements were evaluated across the 10 priority theme areas of the Lens. The resulting "rose diagram" is shown below.

The collaborative approach to supporting and guiding development proposals for their maximum benefit to the community results in a strong **positive** effect on the Lens themes of population, transportation, livable communities, economy and downtowns.

A **neutral** effect is expected on the remaining themes of community needs, healthy and active communities, natural environment, energy conservation, and agriculture.

A common and supportive development environment is not expected to result in **negative** effects to any of the Lens themes.
8. Clarification of Roles

Reaching agreement on "who does what" is important for coordination and cooperation. The general responsibilities of each role on the development team are set out below, recognizing that minor alterations may be agreed upon depending on the needs of the individual municipality or file.

**County Planner**

- Core services include:
  - Advice, updates and reports on major planning documents (Official Plan, Zoning By-law, Site Plan Control By-law)
  - Advice and reports on development applications under the Planning Act
  - Participates in other planning related studies or projects with the municipality subject to annual work plans agreed by the County and municipality
  - Responds to planning enquiries in cooperation with Municipal Planning Coordinator

- Services do not include:
  - Processing planning applications conducted by the Municipal Planning Coordinator
  - Municipal by-laws not related to Planning (property standards, hawkers and peddlers, etc.)

- Attendance at meetings will be limited to:
  - Necessary meetings with municipal staff, applicants and the public related to planning applications;
  - Council/Committee meetings for agenda items directly related to Planning Act matters
  - The number of municipal and community meetings requesting the Planner’s attendance can become excessive and result in too much time spent at meetings leaving insufficient time to complete the required duties of the position. Meetings will be prioritized and attended accordingly. Meetings scheduled after regular hours which incur overtime will be limited to 2 per month. Exceptions will be required from time to time for special projects.
  - The Planner’s role is to conduct the necessary research and consult with stakeholders in order to prepare reports and professional recommendations for Council’s consideration. Planners make recommendations based on legal documents and principles of good planning. Once a recommendation is made, Council will discuss/debate the matter amongst its members and make a decision. It is not the role of Planners to engage in Council debates or to be drawn into political matters.

**Municipal CAO**

- Leads or delegates leadership of development team meetings
- Provides overall direction on major development decisions such as process, servicing, reporting, etc.
- Reminds Councillors to direct planning questions through the CAO to the Planner or other appropriate staff person
- Approves Council and Committee agendas and reports

**Municipal Planning Coordinator**
- Processes planning applications, including approval of complete applications, preparation and circulation of public notices, coordinates enquiries and correspondence, coordinates municipal staff comments, prepares agenda items, prepares and circulates notices of decision, prepares OMB package on appeal, issues condition clearances, coordinates legal agreements, etc.
- Responds to planning enquiries in cooperation with Planner

**Chief Building Official**
- Advises on building process, zoning compliance and Ontario Building Code

**Municipal Public Works Manager/Director**
- Advises on municipal services (roads, water, sanitary sewer, stormwater, etc.) and private utilities utilizing the road allowance

**Municipal/County Economic Development**
- Engages in the development process where the development team requests facilitation of issues or other assistance

**Consulting Engineer**
- Advises on municipal servicing matters at the request of the Municipal CAO

**Municipal Lawyer**
- Advises on municipal legal matters at the request of the Municipal CAO

### 9. Other Initiatives

In addition to the recommendations in this report, progress will continue on concurrent initiatives designed to enhance the development process by adopting best practices, including:

- Municipalities are encouraged to adopt mandatory pre-consultation for planning applicants, to ensure consistent usage of the common development process
- Update and develop new Checklists and Users’ Guides as necessary
- Municipalities to retain the position of Planning Coordinator to facilitate an efficient local planning and development process
- Explore further delegated approvals to staff where beneficial and permitted by the Planning Act
- Implement an Applicant Survey to assess service satisfaction
- Simplify zoning where possible during updates, focus on basic objectives and leave details to the site plan approval stage
- Municipalities are encouraged to ensure that municipal servicing plans are current and able to accommodate new development, including inter-municipal servicing agreements for shared services across municipal boundaries
- Finalize the County-Municipal Servicing Handbook on common servicing standards (under development by the County-Municipal Servicing Working Group).

10. Sample Best Practices to Facilitate Development

- **Employment Lands Strategy**, County of Huron – identifies serviced, unserviced and projected employment land needs by community

- **Industrial Lands Strategy**, Morris-Turnberry and North Huron – creating shovel-ready properties through proactive studies related to services, environmental protection, archaeology, and noise

- **Certified Industrial Land**, Province of Ontario – a process for certifying industrial land as shovel-ready and allows land to be included in the provincial data base available to developers and industry.

- **Sustainable Huron Plan**, County of Huron – priorities identified by community stakeholders to address community needs and promote development that meets economic, social and environmental goals

- **Public Service Standards**, County of Huron Planning and Development Department – sets out commitments and standards of service

- **Inter-Municipal Service Agreements**, proactive agreements between abutting municipalities for the provision of shared services

- **Municipal Planning Workshop**, hosted annually by Planning and Development on current topics of interest for municipal staff engaged in planning and development
Report to the Council on June 6th, 2017
Report - New Multi-residential property class
Presented by: Nancy Michie


Executive Summary:

The Ministry of Finance, December 21, 2016, advised that the 2017 taxation year will allow municipal flexibility in setting tax policy.

Two policies that effect Huron County is the Multi-residential tax rate and the Vacancy rebate and Reduction Program.

New Multi-residential property class - allows municipalities to set the tax ratio of 1.0 to 1.1 for building permits as of April 20, 2017 or later, which will fall into this category.

The County of Huron must pass a by-law for the new tax ratio.

In conjunction with discussions with lower tiers, the County is proposing a by-law to set the tax ratio for the New Multi-Residential property class at 1.1 for 2017 and have set up a committee to review the options for the future.

This new class will be at the same tax ratio as the current commercial and industrial. The option is available so that the tax ratio for new multi-residential can be the same as residential.

Due to the time factor in the year 2017, it was determined that this is the best approach for 2017.

Attachments: 1. County report on the New Multi-residential property tax class, May 24, 2017

The report on the Vacancy tax option will follow.

Thank you.
To: Chair and Members of the Committee of the Whole
From: Michael Blumhagen, Treasurer
Date: May 24, 2017
Subject: New Multi Residential Property Tax Class – Tax Ratio and Tax Rate

Recommendation:
The County establish a tax ratio of 1.1 for the new multi-residential property tax class (NT) for 2017 with a tax rate of 0.00544949.

And further that the County pass a By-Law to amend By-Law 2017-20 to establish the tax ratio and tax rate for the new multi-residential property tax class (NT)

Background:
A mandatory new multi-residential property tax class (NT) has been established for 2017 based on recommendations coming out of the recent provincial Fair Housing Plan (see attached). Prior to 2017, this was an optional property tax class. Only properties with building permits as of April 20, 2017 or later would fall under this new class.

The rationale behind this change is based on the affordability of housing in the province as many municipalities have tax ratios significantly higher than the current maximum ratio of 1.1 for existing multi-residential properties. The current range of fairness as set by the province is 0.7 to 1.1 for the existing multi-residential class (MT). Huron County’s ratio is set at the upper end at 1.1.

The Range of Fairness for the new multi-residential class is 1.0 to 1.1. In discussions with the local municipal Treasurers, it was felt that a ratio of 1.1 for the new multi-residential class (NT) would initially make the most sense in order to be consistent with the County’s existing multi-residential properties.

With this requirement sprung upon us without much notice, while recommending the ratio of 1.1, the Huron County Treasurers will continue to review this new class to determine if it is prudent to change the ratio for 2018.

Therefore, the recommended new multi-residential (NT) class ratio is 1.1 with the tax rate for the new class being the same as the existing Commercial, Industrial and Multi-Residential (MT) class of 0.00544949.

In canvassing three of our neighboring Counties, they are proposing or have already set ratios of 1.0 for the new multi-residential (NT) class.
OTHERS CONSULTED
Huron County Lower Tier Treasurers

FINANCIAL IMPLICATIONS:
There is currently no impact for this new class as there are no properties that are eligible as NT within Huron County. However this will change with new construction moving forward.

ATTACHMENTS:
Ontario’s Fair Housing Plan
OPTA Background information on the new multi-residential property class

Prepared by: Michael Blumhagen
Treasurer

Reviewed by: Brenda Orchard
Chief Administrative Officer
Report to the Council on June 6th, 2017
Report - Britespan project
Presented by: Nancy Michie

Recommendation: That the Council of the Municipality of Morris-Turnberry receive the June 6th, 2017 report in regards to the Britespan project

Executive Summary:

The Public Meeting for the Official Plan, Zoning Amendment and Consents for the Britespan project was held on May 9th, 2017.

Since that meeting, all persons making comments, have submitted notice in writing or email that they have no objection to the Britespan proposal proceeding.

All notices of decision have been circulated to applicable parties and final date for appeal on all notices in June 19, 2017.

A draft Site Plan agreement has been drawn that has been approved by Britespan and has been circulated to Ron Clark and Alex and Ashley Farmer. Section 6 of the agreement addresses the Drainage concerns of Ron Clark and Alex and Ashley Farmer.

The appeal period for the Zoning expired May 30th, 2017 and pending no appeals of the Official Plan Amendment and the Consent applications, the Site Plan agreement can be presented to Council with an approval by-law on June 20, 2017.

Should council have any concerns on the wording of the Site Plan agreement, please advise me as soon as possible.

Thank you.
CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

SITE PLAN AGREEMENT

between

"Britespan Building Systems Inc"
known as ‘BriteSpan’

- and -

THE CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

Dated ______ 2017

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

BETWEEN:

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

- and -

Britespan Building Systems 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 fence 1.7 meters high will be placed on the South Side of the property for 100.58 meters.

- **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, its their 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: Britespan Building Systems Inc
86508 St. Heiems Line, RR 1,
LUCKNOW, ON N0G 2H0

To the Municipality of Morris-Turnberry: The Corporation of the
Municipality of Morris-Turnberry
41342 Morris Road, PO Box 310,
Brussels, ON N0G 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

Britespan Building System Inc.

I/we have the authority to bind the
Corporation.
'John MacDonald'

Or

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
Note: It is understood and agreed that this Schedule forms part of the Municipality's Agreement.
### Key (site) Plan

**Title Page - Key Plan & OBC Matrix**

**Proposed Fabric Facility**
Britespan Building Systems, 608 Josephine Street North, Wingham ON

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<tr>
<td>4.0</td>
<td>Proposed Structural Sections</td>
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**OBC Matrix - Proposed Building**

- **Project Location:** Britespan Fabric Facility
- **Project Name:** Britespan Building Systems, 608 Josephine Street North, Wingham ON
- **Project Type:** Fabric Facility
- **Proposed Changes:**
  - 1.0
  - 2.0
  - 3.0
  - 4.0

**Dimensions:**

- **Building Footprint:**
  - **Length:** 120.00 m (393.60 ft)
  - **Width:** 80.00 m (262.40 ft)

**Floor Areas:**

- **Ground Level:**
  - **Area:** 1,000 sq. m (10,763 sq. ft)
- **Upper Level:**
  - **Area:** 1,000 sq. m (10,763 sq. ft)

**Notes:**

- All dimensions are approximate.
- All elevations are from grade.

**Licensee:**

Licensed Professional Engineer

Date: May 9, 2017

**Plan:**

- **Scale:** 1:1800

**Schedule C**

SITE PLAN

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 June 6th, 2017
Report - Doerr Municipal Drain
Presented by: Nancy Michie

Recommendation: That the Council of the Municipality of Morris-Turnberry give consideration to a special council meeting, Tuesday July 11th, 2017, for the purpose of a drainage court of revision

Executive Summary:

R J Burnside is preparing the report for the Doerr Municipal Drain, with the reading of the report planned for June 20th, 2017.

The Court of Revision for the Doerr Municipal Drain would normally be July 18th, 2017. However, Jeremy Taylor, the engineer writing the report cannot attend on July 18th.

Is it possible to hold a special meeting for the Court of Revision on Tuesday July 11, 2017?

There is 2 parties dissatisfied with the draft assessment schedule, to date. He could send another engineer for July 18th, 2017, however it might be best to have Jeremy Taylor in attendance.

Should the council decide to hold a special meeting July 11th, 2017, we can also set up the court of revision for the Blackhall Drain at that same meeting, as the Blackhall Drain report is planned for presentation at the June 20th meeting, as well.

Thank you.
May 29, 2017

Municipality of Morris-Turnberry
Council Members

Re: Section 40 Report - Proposed Municipal Drain

Please find the following information from the Township of North Huron, in regards to the Proposed Municipal Drain - Section 40 Report:

1. Notice of Engineer’s Recommendation Not to Proceed
2. Section 40 Report Proposed Municipal Drain

Thank you.

Yours truly,

Nancy Michie...
Notice of Engineer’s Recommendation
Not to Proceed

Drainage Act, R.S.O. 1990, c. D.17, s. 40

To:

Nancy Michie, Administrator
Municipality of Morris-Turnberry
41342 Morris Road, P.O. Box 310
Brussels ON NOG 1H0

Take notice that the engineer appointed by council in response to your petition for drainage works has investigated and reported that the proposed drainage works:

☐ Is not required;
☒ Is impractical;
☐ Cannot be constructed under the Act;

And has stated this reason in the report filed with the clerk of the municipality on 2017/04/04. A copy of the report is attached.

Take further notice that the municipality will not proceed further with the Drainage Act process unless the decision of the engineer is reversed on appeal.

Name of Clerk (Last Name, First Name)
ADAMS, KATHY

Name of Municipality
TOWNSHIP OF NORTH HURON

Signature of Clerk

Date (yyyy/mm/dd)
2017/05/23

Date sent* (yyyy/mm/dd)
2017/05/23

*Right of appeal - Any owner affected by the above mentioned report may appeal to the Agriculture, Food and Rural Affairs Appeal Tribunal within forty days after the sending of this notice. Drainage Act, R.S.O. 1990, c. D.17, subs. 48(1)(d).
Section 40 Report
Proposed Municipal Drain

Township of North Huron

R.J. Burnside & Associates Limited
449 Josephine Street P.O. Box 10
Wingham ON N0G 2W0 CANADA

April 3, 2017
300036408.0000
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R.J. Burnside & Associates Limited

Report Prepared By:

J.R. (Jeff) Dickson, P.Eng.
Project Engineer
JRD/CNF:ls
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Appendices

Appendix A Section 40 Township Resolution

Disclaimer

This document contains proprietary and confidential information. As such, it is for the sole use of the addressee and R.J. Burnside & Associates Limited, and proprietary information shall not be disclosed, in any manner, to a third party except by the express written permission of R.J. Burnside & Associates Limited. This document is deemed to be the intellectual property of R.J. Burnside & Associates Limited in accordance with Canadian copyright law.
1.0 Introduction

In accordance with a letter of instruction received from the Township of North Huron (Township) dated November 23, 2016, we submit this Report regarding a proposed municipal drainage project involving a tributary of the Belgrave Creek. A "Notice of Withdrawal From Petition" form was endorsed and submitted by the new owners of a property in the geographic Township of East Wawanosh, Township of North Huron, County of Huron; the previous owners of the property were one of the original petitioners. This Report is being prepared in accordance with Section 40 of the Drainage Act R.S.O., 1990, Chapter D.17 (Act).

2.0 Chronology

A Preliminary Engineer's Report, Proposed Municipal Drain 2016, Township of North Huron dated June 23, 2016, and prepared in accordance with Section 10(1) of the Act, shall be deemed to form part of this Report; this report outlines the activities for the drainage project since the appointment of the engineer.

The "Consideration of report" for the above, in accordance with Section 10(2) of the Act, was held on July 21, 2016. At that meeting, and in accordance with Section 10(3) of the Act, there was no "withdrawal from and additions to petition" of any names. Accordingly, at the July 21, 2016 meeting, the Council passed a resolution to "instruct the engineer to proceed with the preparation of a report" in accordance with Section 10(5) of the Act.

Since not all affected landowners were present at the meeting, it was decided to allow written comments to be submitted until the end of the day July 31, 2016; however, these comments would "not" in any way affect the validity of the petition.

Immediately following the meeting there was an informal discussion with one member of the Council as well as a number of the stakeholders; the major items of discussion were a "Benefit Cost Statement" and why the project was proceeding when only 3 petitioners were in favour of it but upwards of 30 or more potentially affected landowners were not.

Subsequent to the meeting, there were numerous conversations, discussions and emails involving some of the petitioners as well as the owners of other properties deemed to be within the watershed of the proposed drain as indicated on the Preliminary Watershed Plan contained within the Report. The petitioners consistently expressed that they still wished to proceed with the project as outlined in the preliminary report. The owners of other properties expressed that did not wish to proceed; they were informed that it was the petitioners and the (still) valid petition in accordance with Section 4 of the Act that governed the project and that it would be proceeding to a final report.
3.0 Meetings with Stakeholders

Following the July 21, 2016 consideration meeting and the closing of the comment period, Burnside arranged and met with senior staff from the Township on August 3, 2016 to review and discuss matters brought to their attention.

Immediately following, there was another meeting with two non-petitioning landowners indicating that they represented the majority of the private landowners within the watershed. They reiterated concerns about the project and asked what would be required to terminate it. The items discussed included but were not limited to the following:

- The need for the project
- How could the project be terminated
- The area that flooded on the petitioning properties was minor in comparison to the area of the watershed
- The validity of the petition, the requirements of and the process under the Act
- The cost versus the benefit of the project
- The removal of names from the petition
- That municipal drains under the Act are a user pay system
- Who would be liable for the costs to date if the petitioners terminated the project
- Would the non-petitioning landowners be willing to contribute to the costs to date if the project was to be terminated

Also, the two stakeholders presented a copy of a number of forms representing 35 landowners within the proposed watershed who were in opposition to the proposed drain. Township staff confirmed the forms were received prior to the end of the comment period; with consent the forms may be available for viewing at the Township.

The stakeholder’s reiterated concerns were received and acknowledged; however, they were reminded that the process under the Act must be followed and unless altered in the future, the project would be proceeding to a final report.

4.0 Notice of Withdrawal

On November 29, 2016, Burnside received a letter from the Township Clerk to which was attached a Council Resolution (see Appendix A). Also attached was a “Notice of Withdrawal From Petition” form endorsed by the new owners of part of the south part of Lot 42 and part of the east part of Lot 41, Concession 10; the form was dated November 16, 2016 and was filed with the Township.

As indicated in Section 2.0, a meeting for the consideration of the Preliminary Report for this project was held in July; this meeting complied with Section 10(5) of the Act. Accordingly, there would be ONLY one final opportunity to withdraw or add names to the
petition; see Section 42 of the Act. However, given the new owners of part of the south part of Lot 42 and part of the east part of Lot 41, Concession 10 endorsed the above form; it was evident to Township staff and the engineer that the validity of the petition would eventually need to be reviewed as per Sections 41, 42 and 43 of the Act.

Further, it was determined by the engineer that without the names of owners of this property on the petition, it would not comply with Section 4 of the Act.

Accordingly, and with respect for the rights of the original petitioners, the Act and the July 21, 2016 resolution of the Township Council, it was decided to prepare and file this report before additional time, effort and costs were incurred on a final report and to the financial burden and liability of the original petitioners.

5.0 The Drainage Act

This Report is being prepared in accordance with Section 40 of the Act which states:

"Where the engineer finds that a drainage works is not required or is impractical, or cannot be constructed under this Act, the engineer shall forthwith file with the clerk of the initiating municipality a report to that effect, stating the reasons therefor, the amount of the engineer’s fees and other charges and by whom they shall be paid, and the clerk shall forthwith send a notice of the filing of such report to all persons who signed the petition and the matter shall not be further proceeded with unless the decision of the engineer is reversed on appeal.

R.S.O. 1990, c. D.17, s. 40; 2010, c. 16, Sched. 1, s. 2 (8)."

6.0 Conclusions

The content of this Report is the result of numerous discussions and emails, several meetings and much consideration and deliberation. It has been determined that to proceed to a final report for this drainage works is "impractical" given the circumstances that have come to be, since November of 2016.

In regards to the engineer’s fees and other charges associated with the project, the following were taken into consideration:

- Petitioners for a drainage project have some privileges not afforded to all affected stakeholders; however, petitioners also bear some specific financial responsibilities in accordance with the Act depending on what stage the project is at in the process.
- Stakeholders on a drainage project are afforded an opportunity(s) to ask questions, provide input and voice concerns in regards to the project in general and the process under the Act. However, and unique to this project, a majority of the non-petitioning stakeholders signed and submitted forms; approximately half of the forms included specific written comments/concerns in opposition to the proposed Municipal Drain.
• The amount of time and effort dealing with input from all stakeholders and responding to general concerns about the project and the process under the Act. However, there was also time and effort to address repeated questions and concerns about the need for the project, how could the project be terminated, the cost versus the benefit of the project, the removal of names from the petition, liability for costs to date if the project was terminated, etcetera.

Furthermore, the following shall apply as to the incurred fees and other charges and "by whom they shall be paid":

• The three original petitioners (which as of November 2016 includes the new owners of part of the south part of Lot 42 and part of the east part of Lot 41, Concession 10 who assume all of the responsibilities and liabilities of the previous owners who signed the petition), shall bear the fees and other charges of the project up to the time of the end of the consideration meeting in three (3) equal shares; the total amount of those fees and other charges being $26,100.00 plus applicable taxes;

• The 35 owners of the 27 properties who each endorsed and submitted a written form(s) to the Township in opposition to the proposed drain in twenty-seven (27) equal shares; the total amount of those fees and other charges being $5,400.00 plus applicable taxes; and

• The new owners of part of the south part of Lot 42 and part of the east part of Lot 41, Concession 10 shall bear a portion of the fees and other charges of the project since the time of the end of the consideration meeting in excess of the above two amounts; the total amount of those fees and other charges being $2,500.00 plus applicable taxes.

We respectfully submit and file this Section 40 Report for consideration by the Staff and Council of the Township of North Huron and await further instructions. In accordance with Section 40, the Clerk is respectfully requested to "forthwith send a notice of the filing of such report to all persons who signed the petition". It is further recommended to send a copy to all owners of property circulated a copy of the preliminary report.

Respectfully submitted,
Appendix A

Section 40 Township Resolution
November 23, 2016

Jeff Dickson, Engineer
R. J. Burnside & Associated Limited
P.O. Box 10
Wingham ON N0G 2W0

Dear Jeff:

Re: Proposed Hopper Drainage Petition.

The Township of North Huron at their regular meeting held November 22, 2016 adopted Resolution M613/16, giving direction to forward the “Withdrawal from Petition Form” for the property for the proposed Hopper Drainage, to Jeff Dickson, Engineer, R. J. Burnside & Associated Limited.

I have enclosed a copy of the Council Resolution for your information.

Should you have any questions or require additional information concerning this matter, I may be contacted at the Municipal Office.

Yours truly,

Kathy Adams, Clerk
Township of North Huron

/b
Encl.
c.c.: Jeff Molenhuis, Director of Public Works
M613/16

MOVED BY: T. Seip
SECONDED BY: R. Hallahan

THAT the Council of the Township of North Huron hereby give direction to the Clerk, to forward the 'Withdrawal from Petition Form', containing original signatures of the owners of the notable property, who wish to withdraw their names from the petition, in regard to the proposed Hopper Drainage petition, to the Engineer, J. R. Dickson, R J Burnside & Associates Limited, to make a determination, if the petition remains valid;

AND FURTHER THAT the Engineer provide a Section 40 report, under the Drainage Act, stating that the petition does not contain sufficient signatures to proceed, or it is not practical to proceed, or that the works cannot be constructed under the Act and file with the Clerk a report stating his reasons, the amount of fees and other charges and by whom they shall be paid;

AND FURTHER THAT the Clerk, upon receipt of the report shall send a notice of the filing of the report to all persons who signed the petition.

CARRIED
May 15, 2017

Mayor Paul Gowing,
Municipality of Morris-Turnberry
41342 Morris Rd, Brussels, ON N0G 1H0

Dear Mr. Gowing,

As we welcome the sunshine, warmth and longer days of May, we are looking forward to Homecoming 2017 in our community. One of the special events will be the Opening Ceremonies on Friday, June 23, at 7:30 p.m. in the Community Centre.

In your role as Mayor of our neighbouring Municipality, you are important to the people of our community. Therefore, we want to invite you to be present for the Opening Ceremonies. It is our hope that you will be able to share the stage with Lisa Thompson, M.P.P., Ben Lobb, M.P., Mayor Robert Buckle of South Bruce and Reeve Art Versteeg of Howick for the ribbon cutting, to officially open the Homecoming 2017 Celebration.

Master of Ceremonies for the event will be Brian Durrer. As part of the ribbon cutting, Brian will pass the microphone to each of you in turn, giving you opportunity for very brief comments.

Please let us know as soon as convenient, whether you expect to be able to be in Belmore on the evening of June 23, 2017. We look forward to your response and your participation in the Opening Ceremonies for Belmore Homecoming 2017!

Sincerely,

[Signatures]

Donna Inglis
wmctinglis@wightman.ca
519-367-2324

Shirley Metcalfe
sdmetcalfe@hotmail.com
519-392-6650

Karen Mawhinney
kmawhinney@wightman.ca
519-392-6710

Homecoming Committee members
Attendance by Council at 2017 Parades:

1. Belmore 2017 Homecoming
   Saturday June 24, 2017  Belmore 2017 Homecoming
   Parade 11 am  starting point: ½ mile east of Belmore

   Who can attend for the float:

   ___________________  ___________________  ___________________

   ___________________  ___________________  ___________________

2. East Wawanosh Anniversary
   Saturday July 1st, 2017
   Parade 11 am  starting point: field across from the former EW Public School

   Who can attend for the float:

   ___________________  ___________________  ___________________

   ___________________  ___________________  ___________________
May 17, 2017

Dear Friends,

The Huron County Food Bank Distribution Centre will be holding the 4th annual “BETTER TOGETHER” Gala on Thursday, August 3, 2017 at 5:30pm at the Libro Hall in Clinton, Ontario. The Gala features a three course menu dinner created by Chev Devin using local foods. There will also be live and silent auctions with items to bid on throughout the evening. Proceeds from the Gala will go towards making hunger non-existent in our communities.

The cost of the tickets are $60.00 each and tables of 10 are $600.00. Tickets must be reserved and either picked up ahead of time or at the door. No walk-ins will be allowed.

To reserve tickets, please contact Mary Ellen Zielman at the office at 519-913-2362 or email to zielman@huroncountyfoodbank.org.

Please share this information with elected officials and staff members.

Thank you for your time and we look forward to seeing you at our annual Gala.

Regards,

Marg Deichert

Huron County Food Bank Distribution Centre Inc.

zielman@huroncountyfoodbank.org | www.huroncountyfoodbank.org
Grand Opening & Ribbon Cutting
June 15, 2017
7:00 p.m. to 8:30 p.m.

Dear Nancy,

Your generosity is already improving our community.

As a valued investor in the ongoing Wingham & District Hospital redevelopment we would love for you to join us at the grand opening of the new medical clinic at the Royal Oaks Health & Wellness Centre (former Wingham Public School).

This is the first successfully completed step in our joint journey towards creating stronger healthcare. We hope you will enjoy seeing the early signs of the big difference you are making.

Date:
June 15, 2017

Time:
7:00 p.m. to 8:30 p.m.
Opening remarks @ 7
Drop in open house throughout evening
Light refreshments will be served

Location:
271 Frances Street, Wingham

Questions:
Email us at wdh.foundation@lwha.ca
or call 519-357-3903

Remove my name from all future email correspondence
<https://bos.etapetistry.com/prod/optOut.do?databaseld=WinghamandDistrictHospitalFou&jobRef=989.0.89981961&principleRef=3523.0.294955&email=nmichie%40morristurnberry.ca>

Address postal inquiries to:
Wingham & District Hospital Foundation
270 Carling Terrace
NOTICE OF AN APPLICATION FOR CONSENT FOR SEVERANCE

DATE: May 12, 2017

TO:
- Owner/Applicant Christopher & Judith Lee
- Solicitor: Joseph Murray-Devereaux Murray
- Clerk-Administrator Municipality of Huron East
- Clerk-Morris-Turnberry Abutting Municipality with 1 km of subject property
- Claire Dodds, Senior Planner, Huron County Planning Department

Enclosed is a copy of an application for Consent for your review and comments to the Huron County Planning & Development Department.

LOCATION OF PROPERTY

Municipality: Huron East
Lots 3 & 4, Concession 17, Grey Ward s/t right of way in HC88904
911 Address: 42852 Walton Road
Owner: Christopher Charles Lee & Judith Elizabeth Lee
Solicitor: Joseph Murray, Devereaux Murray

PURPOSE AND EFFECT

The purpose and effect of this application is for the creation of a new lot, estate planning and title correction. The owners are applying for a division of Lots 3 & 4 for title correction purposes as there was a previous merger of the lots. Owner/Applicant seeks to separate the lots for estate planning purposes. The land to be severed is approximately 100 acres (40.5 ha) and contains an existing drive shed. It is proposed that a residence could be built upon at some point in the future on Lot 4, replacing the original demolished residence. The land to be retained is approximately 100 acres (40.5 ha) with an existing house, drive shed and storage building.

LAST DAY FOR RECEIVING COMMENTS

We would appreciate your comments by May 26, 2017 as to whether or not your department or agency has any comments to this severance and whether or not any conditions should be imposed. We will assume you have no objections to the application if no comments are received by the time specified. If this does not provide you with sufficient opportunity to consider the application, please advise.

DECISION AND APPEAL

If you wish to be notified of the decision in respect to the proposed consent, you must make a written request to the Huron County Planning & Development Department c/o Mrs. Senga Smith, Land Division Secretary, Huron County Consent Granting Authority at 57 Napier Street, 2nd Floor, Goderich, Ontario, N7A 1W2.

If a person or public body, that files an appeal of a decision in respect of the proposed consent, does not make written submission to the Huron County Planning Department before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

ADDITIONAL INFORMATION

Further information regarding this application will be available to the public for inspection between 8:30 a.m. to 4:30 p.m. - Monday to Friday at:

Huron County Planning & Development Department
57 Napier Street, 2nd Floor, Goderich, Ontario N7A 1W2

“Planning with the community for a healthy, viable and sustainable future.”
May 5, 2017

County of Huron Planning & Development
57 Napier Street, 2nd Floor
Goderich, Ontario
N7A 1W2

Attention: Claire Dodds

Dear Ms. Dodds:

RE: Christopher Charles Lee and Judith Elizabeth Lee
Severance of Lots 3 & 4, Concession 17, Geographic Township of Grey,
Municipality of Huron East, County of Huron, PIN 41342-0020 (LT).
("the Property")

We confirm that Lots 3 & 4 (being two 100 acre parcels) comprising the Property, currently owned by Christopher Charles Lee and Judith Elizabeth Lee, have merged on title and have been transferred as one 200 acre parcel since May 19, 1972.

Yours very truly,

DEVEREAUX MURRAY
PROFESSIONAL CORPORATION
Per:

Joseph A. Murray

/Imk
Encl.
APPLICATION FOR CONSENT
COUNTY OF HURON

1. PRE-SUBMISSION CONSULTATION
Applicants are strongly encouraged to contact the County and speak/meet with the Planner assigned to the Municipality before submitting an application for information specific to their application.

Date of Applicant's consultation meeting with County Planner assigned to Municipality: ______________________

2. APPLICATION INFORMATION

<table>
<thead>
<tr>
<th>Name of Applicant</th>
<th>Christopher Charles Lee</th>
<th>Name of Owner</th>
<th>Judith Elizabeth Lee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Telephone Numbers</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Home ________ Work ________</td>
<td>Home ________ Work ________</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fax ________ Cell 519-902-2946</td>
<td>Fax ________ Cell ________</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Email <a href="mailto:chris@motocrosscanada.ca">chris@motocrosscanada.ca</a></td>
<td>Email ________</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address 42852 Walton Road, R.R. #3 Walton</td>
<td>Address ________</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Postal Code NOK 120</td>
<td>Postal Code ________</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Solicitor name (if known) Joseph Murray

Address 77 Main Street South, P.O. Box 220
      Seaforth, Ontario NOK 1GO

Tel: 519-527-0850

Email: jmurray@devereauxmurray.ca

Correspondence to be sent to: [ ] to all parties, or [ ] applicant, and/or [ ] owner.

3. LOCATION OF THE SUBJECT PROPERTY – SEVERED & RETAINED (Complete applicable lines)

<table>
<thead>
<tr>
<th>Municipality: Huron East</th>
<th>Ward: Grey Township</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concession: 17</td>
<td>Lot Number(s): 3 &amp; 4</td>
</tr>
<tr>
<td>Registered Plan:</td>
<td>Lot(s) Block(s):</td>
</tr>
<tr>
<td>Reference Plan:</td>
<td>Part Number(s):</td>
</tr>
<tr>
<td>Municipal Address (911 number and street/road name):</td>
<td>Street Number: 42852 Walton Road (Lot 3) 4040-420-017-00800-0000</td>
</tr>
<tr>
<td>42852 Walton Road</td>
<td>Roll # (if available) 4040-420-017-00700-0000</td>
</tr>
</tbody>
</table>

a) Are there any right-of-way easements or restrictive covenants affecting the severed or retained land? [ ] Yes [ ] No [ ]

If Yes, describe the location of the right-of-way or easement or covenant and its effect:

Lot 6, Concession 17; shared access right-of-way with owners in favour of Boost Power G.P. Inc. associated with a roof top solar project on the said Lot registered on title as Instrument No. B088904 on November 30, 2012.

b) Is any of the severed or retained land in Wellhead Protection Area C? [ ] Yes [ ] No [ ] Unknown [ ]

If Yes, please obtain a Restricted Land Use Permit from the Risk Management Official. If Unknown, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.
4. PURPOSE OF THE APPLICATION

Type of proposed transaction: (Check appropriate box)

<table>
<thead>
<tr>
<th>Transfer:</th>
<th>Other:</th>
</tr>
</thead>
<tbody>
<tr>
<td>[X] creation of a new lot</td>
<td>[ ] charge</td>
</tr>
<tr>
<td>[ ] addition to a lot</td>
<td>[ ] lease</td>
</tr>
<tr>
<td>[ ] an easement</td>
<td>[ ] correction of title</td>
</tr>
<tr>
<td>[ ] other purpose (please specify)</td>
<td>[ ] Estate Planning</td>
</tr>
</tbody>
</table>

Briefly, describe the proposed transaction.

Division of Lots 3 & 4 for title correction purposes as there was a previous merger of the lots. Applicant seeks to separate the lots for estate planning purposes.

Name(s) of person(s), if known, to which land or interest in land is to be transferred, leased or charged:

Christopher Charles Lee & Judith Elizabeth Lee

If a surplus severance, provide legal description and locations of other farm holdings of owner/purchaser.

If a lot addition, identify the lands to which the parcel will be added.

<table>
<thead>
<tr>
<th>Municipality:</th>
<th>Ward:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concession:</td>
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</tr>
<tr>
<td>Reference Plan:</td>
<td>Part Number(s):</td>
</tr>
<tr>
<td>Name of Street/Road:</td>
<td>Street Number:</td>
</tr>
</tbody>
</table>

5. DESCRIPTION OF SUBJECT LAND

Lot 4

<table>
<thead>
<tr>
<th>Description land intended to be severed:</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Frontage: 402.336 m. (1320 feet)</td>
</tr>
<tr>
<td>Depth: 1005.84 m. (3300 feet)</td>
</tr>
<tr>
<td>Area: 40.485 hectares (100 acres)</td>
</tr>
<tr>
<td>Agricultural, Recreational-Commercial, Natural Environment</td>
</tr>
<tr>
<td>Proposed Use(s): Natural Environment</td>
</tr>
<tr>
<td>Existing Building(s) or Structure(s): House, Drive Shed</td>
</tr>
<tr>
<td>Proposed Building(s) or Structures: House</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>b) Type of access: (check appropriate space)</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ provincial highway</td>
</tr>
<tr>
<td>☐ county road</td>
</tr>
<tr>
<td>☑ municipal road, maintained all year</td>
</tr>
<tr>
<td>☐ municipal road, seasonally maintained</td>
</tr>
<tr>
<td>☐ other existing</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>c) Type of water supply proposed: (check appropriate space)</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ publicly owned and operated piped water system</td>
</tr>
<tr>
<td>☑ privately owned and operated individual well</td>
</tr>
<tr>
<td>☐ dug</td>
</tr>
<tr>
<td>☑ drilled</td>
</tr>
</tbody>
</table>

Lot 3

<table>
<thead>
<tr>
<th>Description of land intended to be retained:</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Frontage: 402.336 m. (1320 feet)</td>
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<td>Depth: 1005.84 m. (3300 feet)</td>
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<td>Existing Building(s) or Structure(s): House, Drive Shed, Storage Building</td>
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<tr>
<td>Proposed Building(s) or Structures:</td>
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<tr>
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</tr>
<tr>
<td>☐ municipal road, seasonally maintained</td>
</tr>
<tr>
<td>☐ other existing</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>c) Type of water supply proposed: (check appropriate space)</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ publicly owned and operated piped water system</td>
</tr>
<tr>
<td>☑ privately owned and operated individual well</td>
</tr>
<tr>
<td>☐ dug</td>
</tr>
<tr>
<td>☑ drilled</td>
</tr>
</tbody>
</table>
Location of subject property

SEE KEY MAP 13
MONCRIEFF ROAD

COUNTY ROAD # 12
MUNICIPALITY OF MORRIS-TURNBERRY

ENF1
Natural Environment -
Watercourse (NE1)

See regulations in Sections 4.4 (AG1),
9.5 (NE2), 11.3 (ER1), and 12A (ER3)

* DS - Setback from an active waste disposal or landfill site,
for residential and/or livestock building uses = 500 metres

Amendments
1 Amended by By-law 85-2009
2 Amended by By-law 78-2011
3 Amended by By-law 80-2011
4 Amended by By-law 09-2012
5 Amended by By-law 25-2014

REVISION DATE August 27, 2014
Report to the Council on June 6th, 2017
Report from the IPM Team Meetings
Presented by: Nancy Michie

Recommendation: That the Council of the Municipality of Morris-Turnberry receive the June 6th, 2017 report and give direction to the IPM team to proceed as directed for the Morris-Turnberry participation at the 2017 IPM, Walton, Ontario.

Executive Summary:
The IPM team for Morris-Turnberry has met on 3 occasions- May 5th, May 16th and May 30th, 2017. Jenna Ujiye from Huron County also met with the group on May 5th, 2017.

Huron County has offered (16’ x 12’) barns to all municipalities, which Morris-Turnberry has accepted for displays, which will be part of the Huron County Showcase.

The team has discussed:
1. Character and Attraction for the displays
2. Handouts, draws, etc
3. Video
4. Staff and Council participation

It was suggested to keep the display localized featuring Morris-Turnberry points of interest.

1. Display: The team discussed that the barn for Morris-Turnberry could feature a large banner map of Morris-Turnberry, in a retractable stand, the size of 6.5 feet wide x 10 feet in height. The map will feature various places and items of interest in the Municipality, eg: Wingham Golf and Curling Club, Alice Munroe home, Bluevale Dam, Belmore Maple Syrup festival, site of the 1978 IPM Money Match, Pioneer, Hoy’s, Wingham Airport, Royal Homes, Wescast, Britespan, Mill stone, McGavin’s Farm Supply, Huronlea, etc.

Pictures from the Municipality will be posted.

We will use the Spinning Wheel for give-aways and have a daily draw for items. The draw will close at 3 pm and the winner names posted, so that people can pick up their draw prizes. 2 people will work in the barn each day, 1 for the draw and 1 for the Spinning Wheel.

There will be a Palm tree made by Mark Breckenridge outside and 4 benches that are being made for the parks, to be used outside.
The benches will feature: 1978 IPM, Canada’s 150th, Morris-Turnberry and the Bluevale Mill Pond. The benches will be purchased under a separate fund and have been approved by Council.
2. **Video**: We would like you to give consideration to having a video of Morris-Turnberry prepared. The Video can be used in the barn and following the match can be used for Economic Development purposes. There is a fellow – Rob Boyce who will prepare a video with a drone and feature places and points of interest within the municipality.

3. **Brochure Cards**: We can have postcard size brochure cards made at the Blyth Printing for 5 cents each - a map of the municipality of 1 side and pictures of items of interest on the other side. These cards can be given out or placed on a table to be picked up.

4. **Handouts**: We are suggesting various items that are made in Morris-Turnberry for give-aways.
   1. Green’s Pepperettes
   2. Fear’s honey
   3. Drudge’s Maple Syrup candies
   4. Bagged nuts from Rutherford’s
   5. Candy with Morris-Turnberry on the wrapper
   6. Custom tattoos of the MT logo

   The IPM is proposing that 100,000 will attend the match and that 25% will go through the various booths. We are proposing to have approximately 25,000 pieces to handout.

5. **Draw Prizes**: We are suggesting that we will have vegetable baskets from Robert Foreman’s vegetable business- 1 basket per day and 5 sets of 4 coasters from Laverne’s Custom Wood Products (with the MT logo) each day for draws.

6. **Staff participation and In kind costs**:
   - The proposal is that 2 people will work in the Huron County Showcase each day, totaling 12 people required- Monday for set up and Tuesday – Saturday, when the match is open.
   - The plan is Council members and Senior staff for the showcase.
   - The Public Works is proposing to supply staffing – 4 per day for traffic and parking.
   - The Building Department is planning to work in the Chapter Building Association booth. The actual number per day is unknown at this time.
   - The administration has been asked to work at the ticket booths. I am proposing 1 person per day.
   - There also may be a need for trucking for items required by the IPM.

   Every person volunteering must fill out a Volunteer application – on line.
7. **Budget:** please see attached

8. **Recommendation:**
   The MT IPM team hereby recommends to proceed with the following items to prepare for the IPM match- September 19-23, 2017.
   1. Proceed to prepare a video of Morris-Turnberry
   2. Order the draw prizes and handouts, as listing in the Budget items.
   3. Authorize that staff may attend to assist in the various venues, as noted.
   4. That the Public Works department can provide assistance as required.
   5. And that the draft budget be approved for the Morris-Turnberry participation at the 2017 IPM.

Thank you.
## Proposed Budget for the 2017 IPM

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Proposed Cost</th>
<th>Total Cost</th>
<th>Revenue</th>
<th>Budget</th>
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<td>Green's Pepperettes</td>
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<td>$2,400.00</td>
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<td>Fears honey</td>
<td>$1 - 4,000</td>
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<td>$300.00</td>
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<td><strong>24,000 pieces</strong></td>
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**Draw Prizes**

| Laverne's Custom Wood Products | 100 coasters 100 @ $4.00 | $500.00       |         | In kind costs | Show Case 12 people @ 8hrs | $187.80 | $2,253.60 | $500 |
| Vegetable Basket's daily | $20.00 x 5 | 100.00 | | Ticket booth 5 people @ 6 hours $30.00 / hr | 900 |
| **Total** | $25.00 | $25.00 | | **$11,902.75** | |

| Map                | of MT showing locations | $450.00       |         |         | 2 Building Staff for 5 days 8 hours @ $30.00 /hr | 2400 |
| Video              | for Ec Dev also         | $4,000.00     |         |         | 4 PW staff for 5 - 8 hr days at $30.00/hr | 4800 |
| Cards              | $.05 each 25,000 handouts | $1,250        |         |         | | |

**Total** | $16,193.00 | **$16,193.00** | | **Total** | $8,600 | |
Recommendation: That the Council of the Municipality of Morris-Turnberry be presented with the AMCTO conference report for their information.

Executive Summary:

Please be advised that Nancy Michie plans to attend the 2017 AMCTO conference- June 11-14, 2017.

Thank you.
May 31, 2017

Nancy Michie, Administrator/Clerk-Treasurer
Municipality of Morris-Turnberry
nmichie@morristurnberry.ca

Dear Nancy,

Re: Invitation to Elected Municipal Representatives in Huron and Perth Counties

Trustees of the Avon Maitland District School Board recognize the value of informal meetings with other elected officials throughout the district. The Secretary of the Board each year invites elected municipal representatives in Huron and Perth counties to meet informally with school trustees to discuss matters of mutual interest.

Accordingly, you are invited to send representation from the Municipality of Morris-Turnberry to meet with trustees of the Avon Maitland District School Board at 3:00 pm on Monday, June 26, 2017 in the Maitland Room at the Education Centre, 62 Chalk St. N, Seaforth.

Additionally, if you would like to have topics on the agenda, please provide that information with your response.

Following this meeting, at 4:00 pm we will be holding our annual meeting with our community partners where we discuss our existing and potential future facility partnerships. You may send an additional person to this meeting if you wish.

Please inform Barb Crawford with the Director's Office at 519-527-0111 or 1-800-592-5437 Ext. 106, or by email to barb.crawford@ed.amdsb.ca by Thursday June 22, 2017 of who will be representing your municipal government.

Sincerely,

Dr. Lisa Walsh
Director of Education and
Secretary of the Board
Municipal Night – Blyth Festival
Thursday, July 20th, 2017
“The Berlin Blues”

June 1, 2017

Dear Municipal Friends:

I am pleased to invite you to this year’s Municipal Night at the Blyth Festival on Thursday, July 20th at 8 p.m. for a performance of “The Berlin Blues”. We also hope you can join us for a reception in the Lower Hall starting at 7:00 p.m.

The Township of North Huron and the Blyth Festival is pleased to make available two complimentary tickets for each municipality and offer a sponsor rate of $30 for additional tickets.

Please share this invitation with your Council and municipal staff. To reserve your complimentary tickets, please RSVP by July 10th to Barb Black, Administrative Assistant at 519-357-3550 x121 (bblack@northhuron.ca). Don’t miss out on what is sure to be a fantastic evening of entertainment – call early to reserve your tickets!

Sincerely,

Neil Vincent, Reeve
Township of North Huron

“THE BERLIN BLUES”

Two German developers arrive unannounced on the sleepy,
Fictional Otter Lake reserve. They have with them international
Investors, $164 million dollars, and blueprints for a “Native Theme
Park,” complete with bumper canoes, an international longhouse of
Pancakes, and a giant laser dream catcher. What ensues is a hilarious,
Laugh-a-minute riot, as some members of the community try to shut
down the development, while others leap in with both feet. Full of
Absurd gags and indelible, larger-than-life characters, The Berlin Blues
Is a slap down drag ‘em out cultural appropriation comedy of the highest
(and lowest) order.
CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 57-2016

Engineer’s Report
Bird Municipal Drain 2016

A By-law to provide for a drainage works in the Municipality of Morris-Turnberry in the County of Huron.

Whereas, the requisite numbers of owners have petitioned the council of the Municipality of Morris-Turnberry, in the County of Huron in accordance with the provisions of Section 78 of the Drainage Act, R.S.O. 1990, requesting that the following lands and roads be drained by a drainage works:

Lands and Roads in Morris of the Municipality of Morris-Turnberry, as follows:
- Concession 6, Spt Lots 10 and 11 and Concession 7, Npt Lots 10, 11, 12 and 13

And Whereas, the council of the Municipality of Morris-Turnberry, in the County of Huron has procured a report made by GM Blueplan Engineering, 235 North Centre Road, Suite 103, London, ON. N5X 4E7; and the report is attached hereto and forms part of this by-law.

And Whereas, the estimated total cost of constructing the drainage works was $215,500.00, being amended to $277,983.56.

And Whereas, $277,983.56 is the amount to be contributed by the municipality for construction of the drainage works.

And Whereas, the council is of the opinion that the drainage of the area is desirable;

Therefore, the council of the Municipality of Morris-Turnberry under the Drainage Act, enacts as follows:

1/ The report dated May, 2016 and attached hereto is hereby adopted and the drainage works as therein indicated and set forth is hereby authorized and shall be completed in accordance therewith, except as amended by paragraph 1.1, below.
1.1/ The Report herein was revised by the Decision and order of the Agriculture, Food and Rural Affairs Appeal Tribunal, dated March 8, 2017. The Decision and revised report are attached hereto. The Revised report dated March, 2017, is hereby adopted and the drainage works described therein, is hereby authorized. The works shall be constructed in accordance with the Revised Report and paragraphs 2 and 4 hereof, of By-law No. 57-2016, amended accordingly.

2/ (1) The Corporation of the Municipality of Morris-Turnberry may borrow on the credit of the Corporation the amount of $277,983.56.00 being the amount necessary for the construction of the Drainage Works;

(2) The corporation may issue debentures for the amount borrowed less the total amount of:
   (a) grants received under Section 85 of the Act;
   (b) commuted payments made in respect of lands and roads assessed within the municipality;
   (c) money paid under subsection 61 (3) of the Act; and
   (d) money assessed in and payable by another municipality.

And such debentures shall be made payable within three (3) years from the date of the debenture and shall bear interest at a rate not higher than the rate charged by the Ontario Municipal Improvement Corporation on the date of sale of such debenture.

3/ A special equal annual rate sufficient to redeem the principal and interest on the debentures shall be levied upon the lands and roads as set forth in the Schedule to be collected in the same manner and at the same time as other taxes are collected in each year for three (3) years after the passing of this by-law.

<table>
<thead>
<tr>
<th>Schedule</th>
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</thead>
<tbody>
<tr>
<td>Concession</td>
</tr>
<tr>
<td>-----------</td>
</tr>
<tr>
<td>Roads and Lands of Municipality</td>
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<tr>
<td>Total</td>
</tr>
</tbody>
</table>

4/ For paying the amount of $277,983.56 being the amount assessed upon the lands and roads, belonging to or controlled by the municipality, a special rate sufficient to pay the amount assessed, plus interest thereon, shall be levied upon the whole rateable property in the Municipality of Morris-Turnberry.
5/ All assessments of $1,000.00 or less are payable in the first year in which the assessment in imposed. Under special arrangement, assessments may be paid over a three year period and will be collected in the same manner and at the same time as other taxes are collected.

6/ This By-law comes into force on the final passing thereof, and may be cited as the “Bird Municipal Drain 2016 By-law- Revised Report.”

FIRST READING  
this 7th day of June, 2016  
SECOND READING  
this 7th day of June, 2016  

Provisionally adopted this 7th day of June, 2016

Mayor- Paul Gowing  
Clerk-Nancy Michie

THIRD READING and FINAL READING

Enacted this 6th day of June, 2017.

Mayor - Paul Gowing  
Clerk-Nancy Michie

I, Nancy Michie, Clerk of the Municipality of Morris-Turnberry do hereby certify this as a true copy of the By-law No. 57 - 2016 of the Municipality of Morris-Turnberry.

Nancy Michie, Clerk
### Schedule of Estimated Assessments

**Prepared by GM BluePlan Engineering Limited March 2017**

**Bird Municipal Drain Revised Report**

<table>
<thead>
<tr>
<th>Conc</th>
<th>Lot</th>
<th>Owner</th>
<th>Roll No.</th>
<th>Actual Area</th>
<th>Adjusted Area</th>
<th>Benefit (sect. 22)</th>
<th>Outlet (sect. 23)</th>
<th>TOTAL</th>
<th>Estimated Grant¹</th>
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<td>6 S Pt. 9&amp;10</td>
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<td>Fear Family Farms Ltd.</td>
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<td>96.03</td>
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**Note:**
- Agricultural lands may be eligible for a one third provincial grant. Neither the availability nor the amount of the grant can be determined in advance.
IN THE MATTER OF THE DRAINAGE ACT, R.S.O. 1990, CHAPTER D.17, AS AMENDED.

AND IN THE MATTER OF: An Appeal to the Agriculture, Food and Rural Affairs Appeal Tribunal by Nelson Nicholson for the Estate of Roma Leona Nicholson under sections 48(1) and 54(1) of the Drainage Act with respect to the Bird Municipal Drain, Municipality of Morris-Turnberry.


Before:
Jeffrey Hewitt, Vice-Chair; Edward Dries, Member; Richard Smelski, Member

Appearances:
Nelson Nicholson, Appellant
Donna Nicholson, Appellant Representative
Brad Bunke, P. Eng., Engineer who prepared the report
Valerie M’Garry, Counsel for the Municipality
Nancy Michie, Summons Witness for the Appellant
Sharon Zinn, Summons Witness for the Appellant
Ron McCallum, Summons Witness for the Appellant
Darrell Randell, Summons Witness for the Appellant
Paul Fear, Summons Witness for the Respondent
Erin Guthro, Summons Witness for the Respondent
Gary Pipe, Summons Witness for the Respondent
Jacquie Empson-Laporte, Summons Witness for the Respondent

AMENDED DECISION OF THE TRIBUNAL

Background

Nelson Nicholson for the Estate of Roma Leona Nicholson filed appeals under sections 48(1) and 54(1) of the Drainage Act ("Act") with respect to the Bird Municipal Drain (the "Drain"). The Agriculture, Food and Rural Affairs Appeal Tribunal ("Tribunal") held a
hearing in the Municipality of Morris-Turnberry on November 24, 2016, which was adjourned and subsequently continued on December 19, 2016. The initial engineer's report, ("Report") dated May 27, 2016 for the Bird Municipal Drain was prepared by GM BluePlan Engineering ("BluePlan") and submitted by Mr. Brad Bunke, P.Eng. ("Engineer"). The Tribunal issued an Order dated November 24, 2016 arising from the hearing adjournment and other preliminary matters as discussed below.

Nancy Michie, Clerk of the Municipality of Morris-Turnberry performed the duties of Clerk of the Tribunal.

**Preliminary Matters**

Prior to the hearing, the Tribunal issued an order making all landowners assessed or compensated in the Report parties to the hearing. The Municipality filed an Affidavits of Service, dated November 22 and December 16, 2016 as proof that all parties had been served with the notice of hearing.

This Hearing was originally scheduled to occur on November 24, 2016. At that time, the Appellant raised an issue about late disclosure of witnesses by the Municipality, such that he was unable to properly respond to these surprise witnesses. The Hearing was adjourned to avoid any prejudice to the Appellant created by this late disclosure and due to the then obvious illness of Ms. M'Garry (counsel for the Municipality). The Tribunal issued an order with specific deadlines in advance of the new hearing date by which statements had to be provided for all witnesses of the Municipality. At the commencement of the re-scheduled Hearing on December 19, 2016, the Appellant advised that the Municipality had failed to provide the required witness statements by the deadline ordered by the Tribunal. He indicated that, on the day of the deadline, he had travelled over two hours (from Dresden to Goderich) to pick up the materials at the address he had provided, only to discover that the materials were not there. Given that he has limited internet capabilities, physically picking up materials of any size was his preferred method of receiving documents. Ms. M'Garry admitted that the Municipality was late in delivering the required witness statements. As the Appellant received these statements a day or two later, he admitted to the Tribunal that he had been able to summons witnesses in response and was therefore prepared to proceed. While the Tribunal was prepared to once again adjourn the Hearing, given that the Appellant by his own admission had suffered no prejudice, the Hearing went forward as planned.

The Tribunal wishes to take this opportunity to address not just the parties to this Hearing but all parties that appear before it. The Tribunal has Rules of Procedure that are in place to ensure an open, transparent and fair process. Our orders are made to both implement and enforce those Rules. Failure to follow both the Rules and our orders, at any step, often results in additional time and increased costs to the parties. But more importantly, such failures can lead to unfairness or even the perception that a party may feel he or she has been treated unfairly. Accordingly, no one should treat the Tribunal's Rules or orders as only guidelines or trivial procedural bumps in the road. They are to be respected and followed with the greatest of diligence. Failure to do so
may result in otherwise avoidable adjournments and cost orders against the offending party.

Overview

The Drain is located in the Municipality of Morris-Turnberry, near Brussels, Ontario. The Drain was originally constructed in 1912 and consisted of approximately 2,200 metres (m) of 150 mm, 200 mm and 250 mm diameter tile. The downstream portion of the Drain was improved under a report in 1977. The reach of the tile drain between the outlet into the Cole Drain and Martin Line was removed and replaced with an open drain. The tile drain between Martin Line and Cranbrook Road was replaced by 300 mm and 350 mm diameter tile and the tile drain upstream of Cranbrook Road remained as constructed in 1912.

The Municipality received written requests for repair and improvement of the Drain from Paul Fear and William and Jennifer Rapson. BluePlan was appointed to prepare a report for the repair and improvement of the Drain under Section 78 of the Act. It was identified from the outset that there were two wetlands within the watershed that were regulated by the Maitland Valley Conservation Authority ("MVCA"). It was also recognized that all necessary approvals from the Department of Fisheries and Oceans ("DFO") would be required for the works recommended in this report. Further, during the design stage of this project, BluePlan also consulted with Ducks Unlimited ("DU") in order to develop components of the works on the Nicholson property satisfactory to the Nicholson's objectives.

It appeared that extensive consultation regarding the nature, extent, and design standards applied to the proposed works occurred between BluePlan, all the property owners, the Municipality, the regulatory agencies and DU during the development of the final report.

The final report was signed by Mr. Bunke and dated May 27, 2016 (the “Report”). Subsequent to the filing of the Report, the Municipality also received a request for maintenance of the existing Drain under Section 79(1) from Mr. Nicholson.

The Report was considered by the Municipality at a regularly scheduled meeting on June 7, 2016. No appeals against the Report were raised at this meeting and it was consequently given first and second reading and provisionally adopted. The Court of Revision was held on July 5, 2016. Mr. Nicholson filed an appeal to the Court of Revision. The appeals generally questioned the runoff coefficients applied by Mr. Bunke to the Nicholson, Stute, and Schilder properties. He also questioned the design approach applied on the earth berm recommended on the downstream limit of his property. Mr. Bunke responded to the appeals at the Court of Revision and the appeals were denied.

Consequently, Mr. Nicholson filed appeals to this Tribunal under Section 48(1) and Section 54(1) dated July 14, 2016
Issues

Based on the evidence and submissions presented to the Tribunal, the issues raised by the Appellant to be determined are as follows:

1. With respect to the Section 48(1) appeal in this matter:
   - The Appellant claimed that the wrong drainage coefficient was applied to the design of the drain and subsequently the entire project was over-designed and too expensive.
   - The earth berm on the Nicholson property was improperly designed.
   - The cofferdams recommended as part of the culvert installation on the Rapson property are unnecessary and too expensive.
   - The private Hickenbottom drain on the Fear property, although not described in this report, is illegal and must be removed.
   - The Appellant argued that the appropriate permits or approvals were not sought nor received from the MRCA.
   - The Appellant claimed that they were never given an opportunity to raise their issues with Council at the meeting to consider the report.

2. With respect to the Section 54(1) appeal in this matter:
   - The Court of Revision did not acknowledge the impact to runoff from the Nicholson property resulting from the berm and the Schilder property is over assessed.

Evidence

Mr. Brad Bunke, P. Eng., Engineer who prepared the report

Mr. Bunke confirmed that BluePlan was appointed by the Municipality to prepare a report for the repair and improvement of the Drain and that he had been designated under Section 8(2) of the Act as being responsible for the Report. He confirmed that the project commenced with a site meeting held on June 10, 2014. The meeting was well attended by landowners, municipal staff and MVCA, and the issues raised by each were described in the Report. Following the site meeting, Mr. Bunke proceeded with the gathering of field data and continuing consultation with Mr. Nicholson and the MVCA.

Mr. Bunke stated that, based on the initial data gathered, a design review meeting was held at the municipal offices on November 12, 2015. All potentially assessed landowners were in attendance and a draft report, which described the proposed design standards, was distributed for review and discussion. Many issues related to design, assessment, watershed limits, land uses and potential grants was reviewed and discussed. The issue of the drainage patterns on the Schilder property was identified at that time and it was recognized that additional investigation into that matter was required. It was at this meeting that Mr. Bunke confirmed the design standard selected for the new tile drain as having the capacity to remove 38 mm of water from the watershed per day. He argued that this is the standard that must be considered when surface water is discharged.
directly into a covered drain. It was his opinion that this standard meets the guidelines as set out in the “Drainage Guide for Ontario, Publication 29”, and is appropriately applied in this circumstance.

He advised that this draft report was submitted for review to MVCA at this stage and that the MVCA confirmed in writing that it was in general agreement with the recommendations found in the report and that it would be in a position to issue the necessary approvals when the final report was published.

It was also at this meeting that Mr. Nicholson requested that the watershed boundary and land use considerations on his property be reviewed again in the field. This request was followed by correspondence from Mr. Nicholson dated November 27 and 30, 2015 which identified additional concerns. Mr. Bunke confirmed that he undertook additional field work and technical analysis to address the issues raised by Mr. Nicholson and others at the initial meeting. All of these issues were reviewed and discussed in detail at a second meeting held in the municipal offices on December 3, 2016.

This meeting was well attended by all potentially assessed landowners and the Municipality and all contributed to the discussions, as was detailed in the minutes of this meeting which were reference by Mr. Bunke. There was some discussion regarding consideration for a berm at the Fear/Nicholson property line but this was prior to DU’s involvement. It was Mr. Bunke’s opinion that all issues at that point had been investigated and discussed and the final report could be completed.

Mr. Bunke stated that he was then contacted by representative of DU in April, 2016 to consider the inclusion of an earth berm along the property line between the Nicholson and Fear property in Pt. Lots 11 & 12, Concession 7. He understood the purpose of the earth berm was to enhance ponding within the designated wetland on the Nicholson property. Mr. Bunke testified that the actual flooded area that will be created by the earth berm is very limited in surface area and depth as a result of the topographical contours at this particular site. He also stated that the design of the berm was such that excess surface water flows from the wetland would continue to flow from the Nicholson property onto the Fear property via a controlled spillway over the berm at its lowest point. These excess surface flows would be discharged into a catch basin at the upstream point in the Bird Drain improved under this report.

In cross-examination, Bunke confirmed that, as the runoff from the Stute and Nicholson property would continue to be artificially collected and discharged onto the lower lands via the spillway, these lands would be eligible for assessment under the Act.

He confirmed that the design parameters of the berm (i.e. location, elevation, top width, side slopes, etc.) were suggested by DU. He admitted that he had no recollection of any discussion with DU regarding the necessity to construct the berm with a compacted clay ‘key’ or core to control seepage through the berm and potentially reduce its stability. In his opinion, he was satisfied with the design of the berm as shown in the Report.
When questioned on this issue, he stated that he was not averse to including additional supplementary construction specifications for the inclusion of a compacted clay key within this earth berm. He took the position that he would not support the request by Nicholson to plug the tile in the upstream wall of the proposed catch basin at the head of the drain which would provide outlet to the original Bird Drain tile on the Nicholson property.

Mr. Bunke confirmed that he investigated and received specific information related to the current private drainage facilities on the Schilder property and adjusted the Report to reflect the area affected and drainage coefficients applied to this property.

Mr. Bunke testified that the cofferdams referenced on the plans at the site of the new farm culvert construction on the Rapson property were intended to be temporary. They would be installed in order to block flow in the drain and isolate the site during the culvert installation and removed upon completion of the culvert installation. He confirmed that this is a construction technique require by DFO. Upon questioning, he admitted that neither the plans nor the specifications referenced the cofferdams as temporary or contained clear direction as to the installation or removal of the cofferdams.

With regard to the Hickenbottom drain on the Fear property, Mr. Bunke expressed the opinion that it was never installed as part of the drainage works and the Municipality has no authority to remove it under the provisions of the Drainage Act. Despite that, he confirmed that the earth berm recommended for installation along the Fear/Nicholson property line immediately upstream of the Hickenbottom drain will effectively isolate that drain and block any surface water flows to it from the upstream lands. Further, he consulted with the MVCA on the matter and received confirmation that they had no issue with the existence of the Hickenbottom drain.

Regarding environmental issues and approvals, Mr. Bunke confirmed that he worked closely with MVCA and DFO representatives throughout the development of the works recommended in the Report. He confirmed that he did investigate for Species at Risk and did receive confirmation from MVCA and DFO that all necessary approvals would be granted.

Mr. Bunke strongly disagreed with Mr. Nicholson's claim that they were not permitted to raise their concerns to council at the meeting to consider the Report. He confirmed that Nicholson was directly and frequently involved in discussion related to this drain from its initiation at the on-site meeting to the publication of the final report. He confirmed that he and his staff did their best to keep the Nicholsons fully informed and provide all of the information requested during the process.

Mr. Bunke offered a detailed description of the assessment methodology applied in this case. He recognized that several different types of land use occurred within this watershed. Each land use was identified and the runoff factor for each land use type was adjusted to reflect the rate and volume of potential flow from those lands. The normal agricultural lands were assessed using a standard runoff factor of 1.0 while the
designated wetlands on the Nicholson property were assessed using a factor of 0.20. This reduced factor was generated from his investigation of the land use, soil type, and topography and also suited the guidance offered in the Ministry of Transportation Drainage Design Manual for Rural Applications.

Although not a specific issue of this appeal, Mr. Bunke outlined the development of the Special Benefit assessments levied in this Report. He provided detailed calculations as to the development of the Benefit/Outlet split, the distribution of the Benefit and Outlet components of the cost, and the calculation of potential grants.

_Nancy Michie, Administrator Clerk-Treasurer Municipality of Morris-Turnberry, Witness_

Ms. Michie was questioned as to the forms requesting the works provided by the Municipality to be signed by the property owners to commence the project. She admitted that the forms used at the time were more appropriate to commence works under Section 4 of the Act but they were also used by the Municipality to commence works under Section 78 at that time. She confirmed that the Motion of Council that accepted the forms and appointed BluePlan to carry out the works clearly identified the report to be done under Section 78. She also commented that these forms have since been replaced and the new forms are far more specific.

Ms. Michie was asked about the application of a soil runoff coefficient of 0.20 as it related to the development of the assessment. She confirmed that she recalled a general discussion of this factor but was unable to accurately identify the parties to the discussion or the context.

Ms. Michie testified that she did receive the request for drain maintenance and repair from Mr. Nicholson relating to the removal of the Hickenbottom drain and forwarded this request to Mr. Bunke as he was in the process of preparing a report for the repair and improvement of the drain. She could not confirm how, or if, Mr. Bunke responded directly to the Nicholsons on this issue.

When asked about the meeting to consider the Report, she denied that the landowners were not given the opportunity to speak to Council. She confirmed that the procedural bylaw of the Municipality requires that landowners must request permission to speak to Council but also pointed out that this permission could have been granted at the Council meeting in question. It was her recollection that no requests were made to speak to Council and no-one asked any questions at the meeting to consider the Report.

_Sharon Zinn, Councilor, Municipality of Morris-Turnberry, Witness_

Ms. Zinn was questioned on the procedure for the Court of Revision on this Drain. She confirmed that the Bird Drain was the first Court of Revision in which she was involved.
Ms. Zinn confirmed that she forward the Nicholson request for maintenance works relating to the removal of the Hickenbottom drain on the Fear property to the Clerk. Her testimony was that she understood that this request was for a work under Section 79 and that the Act referenced a 45 day time frame to take action on the request. It was her understanding that the request had been forwarded to Mr. Bunke to address, potentially as part of the report, and that Council had therefore fulfilled the requirements of the Act.

**Ron McCallum, Drainage Contractor, Witness**

Mr. McCallum has been a Drainage Contractor since 1970. He confirmed that he installed the Hickenbottom drain on the Fear property in May of 2005. The Hickenbottom drain is connected to the Bird Drain with an approximate 200 foot length of tile. He confirmed that localized flooding on the Fear property was evident from uncontrolled surface runoff from the Nicholson lands. He stated that he told Mr. Fear that the Hickenbottom drain would not be effective in controlling the surface water discharge from the Nicholson property as the poor condition of the Bird Drain was such that a sufficient outlet for the Hickenbottom drain would not be provided.

It was Mr. McCallum’s clear opinion that Fear had every right to install this private Hickenbottom drain on his land and connect it to the Bird Drain. Landowners within the watershed of a Municipal Drain are not restricted from connecting private drainage systems to a Municipal Drain under the Act and approval from Council is not required. However, he admitted that he was unaware of any potential restriction on the installation of a drainage system within a buffer area around a designated wetland as defined and managed by the MVCA.

**Darrell Randell, Ducks Unlimited Canada, Witness**

Mr. Randell confirmed that he represents Ducks Unlimited Canada with respect to an agreement DU had entered into with the Nicholsons on the property within the Bird Drain watershed. Mr. Randell stated that he has decades of experience as a farmer and as a Municipal Councilor in Southwestern Ontario.

Mr. Randell stated that he had been contacted by Mr. Nicholson with regard to the potential to develop habitat on the Nicholson property in December of 2015. He confirmed that he had meetings with MVCA and representatives from BluePlan in the early months of 2016 with the purpose of developing an earth dam and spillway structure on the Nicholson property as part of the drainage works. He explained that the initial focus of the discussions regarding the design was on the spillway which was the most critical operational feature of this component of the works. He stated that after his discussions with BluePlan about the design, he did not have sufficient time or opportunity to review the final design of the entire feature as shown in the Report before the Report was published. However, he was satisfied that the berm was to be constructed using on-site clay materials that he believed would produce a sound and stable structure. Given that, he did acknowledge that a compacted clay key or core
within the berm is a typical design standard and it would further enhance the stability and resistance to seepage through the berm in this instance.

Mr. Randell confirmed that DU had agreed to pay the Special Benefit assessment as shown in the report against the Nicholson property for the construction of the berm and spillway. He pointed out that if the design was altered to include the clay key and the costs increased, it would have no impact on the Nicholson assessment as it would be assumed by DU. He expressed no concern on the part of DU should that cost increase occur.

Mr. Randell also pointed out that he had received correspondence from Mr. Nicholson in April of 2016 wherein Mr. Nicholson agreed to the construction of the berm and spillway.

**Nelson Nicholson, Appellant**

Nelson Nicholson presented evidence on behalf of the Roma Nicholson Estate. He confirmed that his parents originally acquired two parcels of land impacted by the Bird Drain in 1951 and approximately 1953. A portion of the property was licensed as a gravel pit in the mid 1970s. He was aware that the Bird Drain that traversed the property was an existing Municipal Drain that had been built sometime in about 1912. He was also aware that the repair and improvements carried out on the Bird Drain in the 1977 report did not extend upstream across what is now the Fear property or the Nicholson property.

Mr. Nicholson stated that up until the onsite meeting for the Bird Drain in 2014, he was totally unaware that the MVCA considered part of the Nicholson property as a significant wetland. He claimed that he was told at that meeting by the representative of MVCA that he could not increase the drainage from his property nor repair the Municipal Drain that runs through it. It was on this understanding that the Nicholson family decided to develop the property as a permanent wetland.

Mr. Nicholson acknowledged the receipt of a draft report for the Bird Drain which was distributed at the design review meeting in November of 2015. He complained that he was not given ample time to review and discuss the content of that draft report at that meeting. He concluded from a more detailed review of this draft report after the meeting that the reach of the Bird Drain through the Nicholson property was to be abandoned. He also noted that the Hickenbottom drain on the Fear property was not identified or discussed.

Mr. Nicholson acknowledged attending the second meeting to discuss the draft report in December of 2015. He claimed to have presented information that would potentially alter the defined drainage area on the Stute and Nicholson properties. He expressed concern that the 400 mm diameter tile proposed on the Fear property would drain the proposed wetland on the Nicholson property. Also, he took the position that the proposed tile drain as set out in the preliminary report was overdesigned based on current OMAFRA standards. Based on his interpretation of the Drainage Guide for
Ontario, he suggested that the runoff coefficient applied should be in the order of 12 mm of runoff per day. It was at this meeting that Nicholson raised the option to construct and earth berm along the Fear/Nicholson property line to enhance the wetland on the Nicholson property.

In questioning, Mr. Nicholson stated that he believed the 12 mm per 24 hour standard was applied to the design of the tile in the 1977 report and this same standard should be applied to this work.

Mr. Nicholson confirmed that he consequently contacted DU and authorized them to get involved in discussions with both MVCA and BluePlan to carry the berm option forward. He expressed disappointment with DU’s involvement when he discovered that the final plans for the berm construction as shown in the report did not include a key or clay core. He was also disappointed to understand that the Bird Drain tile exiting from the Nicholson property beneath the berm would not be plugged.

The understanding that DU would pay the cost of the berm was clear to Mr. Nicholson but he would find it unacceptable if the berm was not designed and built properly. He expressed a clear willingness to pay all costs associate with the berm himself in order to get the design modified to his satisfaction.

Mr. Nicholson expressed the opinion that if a proper berm was built, no water would flow off of his property and it would all be retained in the wetland on his property; accordingly, no assessment should be put on the Nicholson lands to contribute to downstream drainage improvements. Similarly, it was his view that the upstream Stute lands should be dealt with in the same manner as the flow from these lands will be discharged and retained on the Nicholson property. He believed that all of the runoff from the Stute and Nicholson property would be retained in a reservoir on the property created by the berm.

When questioned, Mr. Nicholson admitted that not all of the property would be a designated wetland. Portions of the property are currently under agricultural production and some areas are bush lands.

Mr. Nicholson expressed the opinion that the Hickenbottom drain on the Fear property was illegal, should have been removed by the Municipality, and consumed the large majority of the potential capacity of the Bird Drain tile. As a result, he claimed to have been denied access to use the Bird Drain effectively.

In examination, Mr. Nicholson confirmed that he had had many discussions with Bunke regarding the runoff coefficient applied to the design of the tile as well as the design of the berm. He acknowledged that his contacts with MVCA were numerous to the point of being problematic to MVCA and they stopped taking his calls. He also confirmed that he believes Stute wishes to maintain an outlet for his drainage systems through the Nicholson property and the installation of the dam at the downstream limit of the Nicholson property would not negatively impact the outlet capability from the Stute lands.
Mr. Nicholson conceded that he never asked the Municipality to undertake repairs on the Bird Drain through his property despite knowing that it was in need of repair, that it was a Municipal Drain, and that the Municipality had the authority to undertake those repairs.

Paul Fear, Assessed Landowner, Witness

Paul Fear identified himself as the owner of the S. Pt. Lots 11 & 12, Con. 6. He confirmed that his property is systematically tiled to the Bird Drain. He stated that he has experienced drainage problems on the agricultural lands immediately adjacent to, and downstream of, the Nicholson property. He confirmed that he attempted to address the issue with the installation of a Hickenbottom drain in the lowest point on his property near the Nicholson property line but this did not provide the intended relief due to the poor condition of the Bird Drain. This was the basis for his original request to repair and improve the Bird Drain.

Mr. Fear stated that he was satisfied with the process followed by the Engineer and Council in the development and adoption of the Report. He was never prevented from offering comment on the Report to the Engineer or Council during the process. He expressed strong support for the current Report.

Erin Guthro, Regulations Officer, Maitland Valley Conservation Authority, Witness

Ms. Guthro confirmed that she was the primary contact with the MVCA on drainage related matters. She attended the site meeting, provided support documentation regarding regulated areas with the watershed to BluePlan, and reviewed the final Report in order to ensure compliance with current MVCA Regulations. She confirmed that there was a watercourse enclosure issue and a regulated wetland issue that had to be addressed within this watershed. Through discussions with BluePlan, both issues were resolved to the satisfaction of MVCA in the final Report.

Ms. Guthro also confirmed that she undertook a site inspection on the Nicholson property and had many discussions with Nicholson regarding the proposed drainage works. She stated that she investigated the Hickenbottom drain on the Fear property and determined that it was not a significant issue with respect to the wetland. She did not recall the Nicholsons raising any issue or questions related to the berm.

She stated that the calls received from the Nicholsons on this file became somewhat overwhelming to the point that direct contact with the Nicholsons had to be terminated.

Gary Pipe, Drainage Superintendent, Municipality of Morris-Turnberry, Witness

Mr. Pipe confirmed that he was the Drainage Superintendent in the Municipality of Morris-Turnberry when the original request for the repair and improvement of the Bird Drain was filed with the Municipality. He stated that he met with Mr. Nicholson at his request on several occasions to discuss issues related to the sizing of the drain and the existence of the Hickenbottom drain. He told Mr. Nicholson that the sizing of the drain
was the sole responsibility of the Engineer. Further, it was his opinion that the Hickenbottom drain was a private drain and that he had no legal authority to alter it. Under questioning, he disagreed with the premise that he had a duty under Section 79 of the Act to repair the Hickenbottom drain within 45 days of the date of notification to Council. He maintained that the Hickenbottom drain was not part of the Bird Drain as defined in the current bylaw.

*Jacquie Empson-Laporte, Environmental Specialist, OMAFRA, Witness*

Ms. Empson-Laporte described her role with OMAFRA as a resource to the public by answering questions, supplying pertinent factsheets or documents as required, or referring the parties to experts within the Ministry. She readily admitted that she is not an expert on works under the *Drainage Act* and typically directs any related matters to Ministry staff in the Guelph office.

Ms. Empson-Laporte confirmed that she met with Mr. Nicholson on several occasions. She did her best to provide answers to several drainage related questions and supply documents and factsheets available through OMAFRA. She stated that she could not adequately address many of the technical questions related to the drain design, berm design or Hickenbottom drain raised by Mr. Nicholson and referred him to other resources to address those matters.

*Findings*

Contrary to the evidence of Mr. Nicholson who claimed to have been hampered or 'stonewalled' by all other parties to this appeal from gathering background data and design information related to this project, the Tribunal finds that the Engineer, Municipality, MVCA, DU and OMAFRA made themselves available and provided far more support to this owner than generally experienced on typical drainage projects. The Tribunal appreciates that Mr. Nicholson lives some distance from the site but it was made clear from the evidence of all parties involved that every practical effort was made to hear and address the concerns of Nicholson.

Dealing with the six specific issues raised in the Section 48(1) appeal on this matter, the Tribunal makes the following findings and comments:

1. *The wrong drainage coefficient was applied and the project was over designed and too expensive*: Mr. Nicholson was of the opinion that the design of the new covered drain should meet the same standard as was applied in the 1977 report on this drain which was in the order of 12 mm per day. Mr. Bunke claimed that the drainage coefficient of 38 mm per 24 hour that was applied meets the current design standards as set out in the Drainage Guide for Ontario. That reference confirms that a runoff coefficient of 12 mm per day could be applied for cash crops. However, it also confirms that in instances where surface water is admitted into the subsurface drain an additional runoff coefficient of 25 mm per day for a total of 37 mm per day is the recommended design standard. This is certainly the circumstance in this instance. The new subsurface drain must be
properly sized to provide capacity for surface water flows directed to the catch basin at the head of the drain at the Nicholson/Fear property line. The Tribunal finds that the drain is not overdesigned and, in fact, meets current recommended design standards.

2. The earth berm was improperly designed: Mr. Nicholson was adamant that the earth berm should be part of the project but only if it were properly designed and built. He must rely on the competency of the berm in order to develop the wetland immediately upstream of the berm. The claim that the details of the berm as shown on the plans and described in the specifications of the report are lacking has merit. The evidence of Mr. Randell also seems to support the argument that the berm should be built with clay materials and have a compacted key or core to prevent seepage under or through the berm. Mr. Bunke admitted that he did not recall any discussion with DU regarding the inclusion of this feature in the berm design but also agreed to modify the report to include additional supplementary construction specifications to address this apparent deficiency. The evidence was clear that the berm would be more impermeable and stable when constructed with a clay key that extends below the normal ground elevation. Therefore, the Report must be modified to include sufficient detail to include this feature in the design. Simply modifying construction details as a change order to the construction contract is insufficient. All aspects of the berm design must be accurately included in the Report in order that it may be maintained to the design standards and dimensions as set out in this bylaw, when adopted.

In the final submission, Mr. Nicholson referenced an 'adjustable overflow outlet'. No evidence was provided during the hearing related to this feature. The overflow shall be fixed as set by the design of the Engineer and shall be maintained under the bylaw for this drain at that elevation until altered by a new report and bylaw.

Another aspect of the ability of the berm to effectively pond surface water upstream of the berm is the existence of the original Bird Drain tile which passes beneath the proposed berm. Nicholson claims that the tile on his lands is severely obstructed but would prefer it to be fully plugged so as not to provide a potential subsurface outlet for the wetland upstream of the berm. The specifications in the report direct that the tile be connected to the catch basin at the Nicholson/Fear property line. Mr. Bunke supports that recommendation on the basis that the tile would continue to provide service to the Stute lands. Mr. Bunke admits that the elevation difference between the Stute lands and the catch basin at the Nicholson/Fear property line exceeds 10 m and therefore plugging the tile at the catch basin will have no functional impact on the operation of the drain. Further, he confirmed that if improvements to the drainage outlet on the Stute lands is required in the future, a new report would be required which would address all issues at that time.
The Tribunal supports the Nicholson argument in this instance. Significant funds are being expended to construct an earth berm specifically to develop a wetland upstream of the berm. This tile, even if it is poor condition, is counterproductive to the objective. Therefore, this tile should be fully plugged beneath the berm and not connected to the catch basin downstream of the berm.

3. The cofferdams recommended on the Rapson property are unnecessary and too expensive: Mr. Nicholson offered no evidence to dispute the need or cost of the cofferdams. Mr. Bunke testified that they were part of the temporary works associated with the farm culvert construction and were part of the standard construction methodology required by DFO. He admitted that the plans and specifications in the report did not fully describe or detail the temporary nature, dimensions or features of these cofferdams. The Tribunal supports the utilization of the temporary cofferdams to minimize environmental impacts during the culvert installation recommended. However, the Engineer should have been more thorough in including more specific information regarding construction components such as this on the plans and specifications within the Report.

4. The Hickenbottom drain is illegal and must be removed: Although Mr. Nicholson argued that the Hickenbottom drain was illegal, and negatively influenced the drainage from his property; no evidence was brought to support that argument. On the contrary, the evidence of Bunke, McCallum, Fear, Guthro, and Pipe was that the Hickenbottom did not offend any legislation and had no impact on the drainage from the Nicholson property. The Tribunal agrees. Its original installation as a private drainage feature that connected to the Bird Drain did not contravene the Drainage Act. The property owner had the right to install the Hickenbottom drain and connect it to the Bird Drain. The Municipality would have no authority to remove it. Ms. Guthro confirmed that it had no impact on the wetlands and was therefore acceptable under MVCA regulations.

5. The appropriate permits or approvals were not sought or received from the MCVA: Mr. Nicholson offered no evidence to support this aspect of the appeal. However, Ms. Guthro confirmed that she was consulted by Mr. Bunke from the outset, offered assistance to Mr. Nicholson to address concerns, and reviewed the Report on behalf of MVCA. It was her opinion that all necessary permits and approvals have been received or would be granted. The Tribunal accepts this witness’s testimony.

6. The Appellant was not given an opportunity to raise issues with Council: It was Mr. Nicholson’s submission that he was never provided enough time or information from Mr. Bunke or the Municipality, or any other party to this work, to effectively address the issues he had with the content of the report. The evidence confirms that Nicholson attended the site meeting, two meetings to discuss the draft report and the meeting to consider the final Report. Further, he was in direct and frequent contact with Ms. Michie, Mr. Bunke, Ms. Zinn, Mr. Randall, Ms. Guthro, Mr. Pipe and Ms. Empson-Laporte regarding this Report. All
of these parties to the process commented on the extent and frequency of their interactions with Mr. Nicholson on this matter. The Tribunal does not support the assertion that the Nicholsons were not given sufficient opportunity to raise issues on this drainage works with Council.

Dealing with the one issue raised in the Section 54(1) appeal on this matter, the Tribunal makes the following findings and comments. Although not well described in the appeal filed, the evidence of the Appellant was that the construction of the berm will result in a ponded area that will retain all runoff from the Nicholson and Stute properties and therefore, as they contribute nothing to the drain, their assessment should be eliminated. The evidence of Mr. Bunke was that surface and subsurface flow from both the Nicholson and Stute properties will continue to be collected and discharged to the lowest point on the Nicholson property which is at the Nicholson/Fear property line. There is significant natural gradient from the upstream reaches of the watershed to the location of the proposed berm. The berm will have no impact on the volume or nature of the runoff flowing to it from the upstream lands. Further, the topographical evidence provided by Mr. Bunke indicates that the ponded area upstream of the berm is relatively small and will not practically retain all runoff from the upstream lands under all runoff conditions. This was also recognized by DU which required a spillway constructed as part of the berm in order to control surface flows over the berm and direct them to an outlet into the catch basin at the head of the drain. The Tribunal accepts that runoff from the Nicholson and Stute properties will be discharged into the Bird Drain and these lands are therefore eligible for an assessment under the Act.

As to the value of the assessments to be levied against the Nicholson and Stute properties, Mr. Bunke proved extensive testimony on the development of these assessments. The assessment methodology was recognized as that generally applied on drainage works throughout the Province. The Appellants offered no evidence to dispute the methodology or the values presented. The Tribunal accepts the evidence of the Engineer.

With regard to the specific assessment against the Schilder property, Mr. Bunke confirmed that he undertook all available field and research work required to accurately determine the current drainage characteristics and patterns on the property. The assessment was subsequently developed based on these findings. The Appellants brought no evidence to dispute these findings or the assessment value. The Tribunal accepts the evidence of the Engineer.

Order of the Tribunal

The Tribunal thereby orders

1. The appeal of the Appellants under Section 48(1) be granted in part.

2. The Engineer shall revise the May 27, 2016 Report as follows:
   
   • The Report shall be modified to include detailed plans and specifications related to the construction of the berm to include, among other details, a
compacted clay 'key' or core. The engineer shall consult with Ducks Unlimited in designing the berm. The revised costs related to this work shall be shown in the report.

- The Special Benefit assessment for the berm construction shall be modified as required to address the revised cost of this component of the work.
- The plans and specifications for the work shall be expanded to include specific details of the installation and removal of the temporary cofferdams associated with the farm culvert construction on the Rapson property.
- The existing portion of the 1912 Bird Drain tile extending from the upstream limit of the new berm on the Nicholson property to the most easterly wall of the catch basin at Sta. 1+283 shall be exposed and removed. These works shall be clearly set out in the Report. The cost of this component of construction shall be included in the cost of the berm construction.
- The Report shall be modified to include all adjustments in the total project costs resulting from the orders herein.
- The Schedule of Estimated Assessments, and Schedule of Assessment for Future Maintenance shall be modified as required using the same assessment methodology as originally applied.
- The revised Report shall be dated the same date as this decision.

3. Once the revised Report has been completed, the Tribunal directs that the amended Report be circulated to all assessed owners on the Bird Drain. The revised Report shall not be brought before the Council or the Court of Revision.

4. The non-administrative costs of the Municipality incurred with respect to this appeal shall form part of the cost of the drainage works and such costs shall include the Engineer's fees and expenses for preparing the Report, the revised Report as well as the Engineer's fees and expenses for preparing for and attending the Tribunal hearing.

5. There shall be no other Order as to costs and all parties shall be responsible for their own costs.

Jeffrey J. Hewitt  
Vice-Chair

Dated at Tecumseh, Ontario this 7th day of March, 2017.

Amended at Toronto, Ontario this 8th day of March, 2017.
THE CORPORATION OF THE
MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 51-2017

Being a by-law to authorize the Mayor and Clerk to execute and affix the Corporate Seal to an Agreement between the Corporation of the Municipality of Morris-Turnberry and Her Majesty the Queen- In Right of Ontario as represented by the Minister of Infrastructure

WHEREAS, Section 8 of the Municipal Act, 2001 S.O. 2001 C. 25 as amended, states that; ‘Powers of a natural person – 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’;

AND WHEREAS, the Council of the Municipality of Morris-Turnberry deems it necessary and desirable to enter into and execute an agreement under the Clean Water and Wastewater Fund (Ontario);

AND WHEREAS, this Agreement is attached hereto and forms part of this By-law as Schedule ‘A’;

AND WHEREAS, the Corporation of the Municipality of Morris-Turnberry enacts as follows:

THAT the Mayor and Clerk of the Municipality be and they are hereby authorized to execute and affix the Corporate Seal to enter into the Agreement between the Corporation of the Municipality of Morris-Turnberry and Her Majesty the Queen- In Right of Ontario under the Clean Water and Wastewater Fund (Ontario);

Read a FIRST and SECOND time this 6th day of June, 2017

Read a THIRD time and FINALLY PASSED this 6th day of June, 2017.

Paul Gowing - Mayor

Nancy Michie- Administrator Clerk-Treasurer

l, Nancy Michie, Administrator Clerk-Treasurer, do hereby certify that this is true copy of By-law No. 51-2017 for the Municipality of Morris-Turnberry, passed by Council on the 6th day of June, 2017.

Nancy Michie-Administrator Clerk-Treasurer
24-May-17

Municipality of Morris-Turnberry

PO Box 310
Brussels, Ontario
N0G 1H0
nmiche@morristurnberry.ca

Dear Chief Administrative Officer, Clerk or Treasurer:

Re: Clean Water and Wastewater Fund (CWWF)

Thank you for your application under the Clean Water and Wastewater Fund. I am pleased to inform you that your Project(s) has/have been approved for funding and Projects may begin immediately.

The 2016 Federal Budget announced the establishment of the CWWF that proposes to invest up to $570 million in federal funding and up to $270 million in provincial funding in the province of Ontario. The CWWF will provide Ontario communities with vital infrastructure funding to help accelerate short term investments to support the rehabilitation and modernization of drinking water, wastewater and stormwater infrastructure, and the planning and design of future facilities and upgrades to existing systems.

Your Project(s) was/were nominated by the Province to the federal government and has/have since been approved for funding under the Clean Water and Wastewater Fund. Provided that the Recipient enters into a Transfer Payment Agreement (TPA), and subject to the terms and conditions of the TPA, the federal and provincial governments will each provide up to a maximum of 50% and 25% respectively toward the total eligible costs of the Project. Project details are as follows:

<table>
<thead>
<tr>
<th>Sub-Project ID</th>
<th>Sub-Project Title</th>
<th>Total Eligible Cost</th>
<th>Maximum Program Contribution (i.e., federal)</th>
<th>Maximum Provincial Contribution</th>
</tr>
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<td>MT-001</td>
<td>Belgrave Water System Capital Upgrades &amp; Rehabilitation</td>
<td>$92,400.00</td>
<td>$46,200.00</td>
<td>$23,100.00</td>
</tr>
</tbody>
</table>

Note: In the Transfer Payment Agreement, each individual project will be referred to as a Sub-project and the term Project will refer to the aggregate of all Sub-projects.

Should your project require an extension into 2018-19, please contact Infrastructure Ontario and the Province will pursue approval of this extension on your behalf. Once federal approval is received, the Province will provide you with written confirmation of your project extension.
Eligible Project costs are allowable as of April 1, 2016 and can occur until the Project completion date that will be outlined in your agreement. As well, the Province will require that the acquisition of goods and services with respect to your Project are done using a process that is transparent, fair, and promotes the best value for the money expended, and at competitive prices that are no greater than fair market value. The TPA included with this letter outlines all of the terms and conditions of the funding, including requirements regarding procurement and liability insurance.

Aboriginal consultations may be required on the Project and must be done prior to the start of construction. The Province will provide a Duty to Consult Form where the Province has identified a duty to consult may exist.

Please complete the attached forms, including
i) Transfer Payment Agreement and Schedules (Project Specific Information, Sub-Project Cost Breakdown),
ii) Federal Project Information Form,
iii) Pre-authorized Account for Deposit Form,
iv) Duty to Consult Form (if provided by the Province), and
v) Progress Report.

Once completed, please have the Transfer Payment Agreement signed by the authorized officers of the Recipient and email alone with the other Forms to (CWWF@infrastructureontario.ca). Two ‘hard copies’, originals, must also be forwarded to Infrastructure Ontario at:

Clean Water and Wastewater Fund
Infrastructure Ontario
1 Dundas Street West, Suite 2000
Toronto, Ontario, MSG 1Z3

Please note that this information should be kept confidential until a public announcement has been made indicating funding for this Project.

Should you have any questions, please contact Infrastructure Ontario at 1-844-803-8856 or email CWWF@infrastructureontario.ca.

Congratulations on your successful application, and we look forward to working with you as you implement this Project.

Sincerely,

Elizabeth Doherty
Director, Intergovernmental Policy Branch
Infrastructure Policy Division

Disponible en français
THIS TRANSFER PAYMENT AGREEMENT for the Clean Water and Wastewater Fund (CWWF) (Ontario) (the "Agreement"), made in duplicate, is effective as of the Effective Date (both "Agreement" and "Effective Date as defined in section A.1.2 (Definitions)).

BETWEEN:

Her Majesty the Queen in right of Ontario
as represented by the Minister of Infrastructure

(the "Province")

- and -

The Corporation of the Municipality of Morris-Turnberry

(the "Recipient" or "Ultimate Recipient")

BACKGROUND

The Government of Canada established the Clean Water and Wastewater Fund (the “CWWF”) in its 2016 Budget.

The Government of Canada has committed two billion dollars ($2,000,000,000) towards the CWWF for projects to improve water, wastewater, and storm water systems across Canada.

Under the Bilateral Agreement, the Province has agreed to identify projects, and be responsible for the transfer of CWWF funds to eligible Recipients pursuant to transfer payment agreements.

The Recipient has been allocated Maximum Funds (as defined in section A.1.2 (Definitions)).

The Recipient has applied to the Province for CWWF funds to assist the Recipient in carrying out the Project (as defined in section A.1.2 (Definitions)) and further described in Schedule "C" (Program Funding Request), a clean water and wastewater infrastructure project.

Canada has approved the Project and Canada and the Province have agreed to provide CWWF funds for the Project.

The Agreement sets out the terms and conditions upon which CWWF funds, up to the Maximum Funds, will be provided to the Recipient for the purpose of carrying out the Project and the Recipient has agreed to carry out the Project.
Ontario Infrastructure and Lands Corporation, an agent of Her Majesty the Queen in right of Ontario, will be administering the Program on behalf of the Province.

CONSIDERATION

In consideration of the mutual covenants and agreements contained in the Agreement and for other good and valuable consideration, the receipt and sufficiency of which is expressly acknowledged, the Parties (as defined in section A.1.2 (Definitions)) agree as follows:

1.0 ENTIRE AGREEMENT

1.1 The Agreement, comprising of:

- Schedule "A" - General Terms and Conditions
- Schedule "B" - Project Specific Information
- Schedule "C" - Program Funding Request
  - Sub-schedule "C.1" - Project Description, Budget and Timelines
  - Sub-schedule "C.2" - Sub-project Cost Breakdown
- Schedule "D" - Reporting
- Schedule "E" - Eligible Expenditures and Ineligible Expenditures
- Schedule "F" - Evaluation
- Schedule "G" - Communications Protocol
- Schedule "H" - Disposal of and Revenues from Assets
- Schedule "I" - Aboriginal Consultation Protocol
- Schedule "J" - Requests for Payment and Payment Procedures
  - Sub-schedule "J.1" - Form of Request for Payment Form
  - Sub-schedule "J.2" - Form of Certificate from Recipient
  - Sub-schedule "J.3" - Form of Declaration of Sub-project Completion
  - Sub-schedule "J.4" - Form of Certificate from Professional Engineer
- Schedule "K" - Form of Clean Water and Wastewater Fund (CWWF) Attestation Form, and any amending agreement entered into in Article 3.0 (Amending the Agreement),

constitutes the entire agreement between the Parties with respect to the subject matter contained in the Agreement and supersedes all prior oral or written representations and agreements.

2.0 COUNTERPARTS

2.1 The Agreement may be executed in any number of counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument.

3.0 AMENDING THE AGREEMENT
3.1 Subject to sections C.2.2 (Amending Agreement for Minor Changes to the Project Description, Budget and Timelines) and D.6.2 (Amending Agreement for Minor Changes to the Reporting), the Agreement may only be amended by a written agreement duly executed by the representatives of the Parties listed below.

4.0 ACKNOWLEDGEMENT

4.1 The Recipient acknowledges that:

(a) by receiving Funds (as defined in section A.1.2 (Definitions)) it may become subject to legislation applicable to organizations that receive funding from the Government of Ontario, including the Public Sector Salary Disclosure Act, 1996 (Ontario), and the Auditor General Act (Ontario);

(b) the Funds are:
   (i) to assist the Recipient to carry out the Project and not to provide goods or services to the Province or Canada; and
   (ii) funding for the purposes of the Public Sector Salary Disclosure Act, 1996 (Ontario); and

(c) although the Agreement is between the Province and the Recipient, Canada is, in respect of the rights, covenants, remedies, obligations, indemnities and benefits (together referred to as "Rights") undertaken or given to Canada in the Agreement, a third-party beneficiary under the Agreement and is entitled to rely upon and directly enforce those Rights as if Canada were a party to the Agreement; and

(d) the Province and Canada, respectively, are not responsible for carrying out the Project.
The Parties have executed the Agreement on the dates set out below.

HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO as represented by the Minister of Infrastructure

__________________________  ________________________________
Date                          Name:

__________________________  ________________________________
Title:

THE CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

June 6, 2017

__________________________  ________________________________
Date                          Name:           Paul Gowing
                                      Title:             Mayor
                                      e.g., Mayor or Regional Chair, or delegate]

I have authority to bind the Recipient.

__________________________  ________________________________
Date                          Name:           Nancy Michie
                                      Title:             Administrator Clerk-Treasurer

I have authority to bind the Recipient.
BEING A BY-LAW to establish rates and fees for the Municipality of Morris-Turnberry.

WHEREAS the Municipal Act, 2001. S.O. 2001, c.25, sec. 391, provides that – a municipality and a local board may pass by-laws imposing fees or charges on any class of persons;

AND WHEREAS the Council of the Municipality of Morris-Turnberry deems it expedient to establish fees in the Municipality;

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

1. That the Schedule "B" attached to and forming part of this by-law sets out rates, fees and charges for those matters contained in the schedules;

2. That this by-law shall come into force and effect upon passing.

3. That this by-law shall be cited as the "Consolidated Fee By-law".

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED this

6th day of June, 2017

MAYOR-Paul Gowing

CLERK-Nancy Michie
<table>
<thead>
<tr>
<th>Classification</th>
<th>Rates &amp; Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Single Family Residential &amp; Additions</strong></td>
<td></td>
</tr>
<tr>
<td>per square foot</td>
<td>$0.80</td>
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<tr>
<td>unfinished basement</td>
<td>$0.45</td>
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<tr>
<td>plus finished basement</td>
<td>$0.45</td>
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<tr>
<td>plus attached garage</td>
<td>$0.45</td>
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<tr>
<td>base fee in addition to</td>
<td>$85.00</td>
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<tr>
<td><strong>Accessory Buildings - Residential</strong></td>
<td></td>
</tr>
<tr>
<td>per square foot</td>
<td>$0.45</td>
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<tr>
<td>base fee in addition to</td>
<td>$85.00</td>
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<tr>
<td><strong>Residential - Renovations</strong></td>
<td></td>
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<tr>
<td>per square foot</td>
<td>$0.70</td>
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<tr>
<td>per $1000 of value of work</td>
<td>$12.00</td>
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<tr>
<td>base fee in addition to</td>
<td>$85.00</td>
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<tr>
<td><strong>Multi-Residential</strong></td>
<td></td>
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<tr>
<td>per square foot</td>
<td>$0.80</td>
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<tr>
<td>plus finished or unfinished basement</td>
<td>$0.45</td>
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<tr>
<td>plus attached garage</td>
<td>$0.45</td>
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<tr>
<td>base fee in addition to</td>
<td>$85.00</td>
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<tr>
<td><strong>Mobile Homes</strong></td>
<td></td>
</tr>
<tr>
<td>per square foot</td>
<td>$0.80</td>
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<tr>
<td>plus finished or unfinished basement</td>
<td>$0.45</td>
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<tr>
<td>plus attached garage</td>
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<tr>
<td>base fee in addition to</td>
<td>$85.00</td>
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<tr>
<td><strong>Commercial / Industrial / Institutional</strong></td>
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<tr>
<td>per square foot</td>
<td>$0.70</td>
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<tr>
<td>base fee in addition to</td>
<td>$85.00</td>
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<tr>
<td><strong>Commercial / Industrial / Institutional - Additions &amp; Renovations</strong></td>
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<tr>
<td>per square foot</td>
<td>$0.70</td>
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<td>per $1000 of value of work</td>
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<td>base fee in addition to</td>
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<tr>
<td>Classification</td>
<td>Rates &amp; Fees</td>
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<tr>
<td><strong>Commercial / Industrial / Institutional - Accessory</strong></td>
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<tr>
<td>per square foot</td>
<td>$ 0.50</td>
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<td>base fee in addition to</td>
<td>$ 85.00</td>
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<tr>
<td><strong>Farm Buildings - Housing Livestock</strong></td>
<td></td>
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<tr>
<td>per square foot</td>
<td>$ 0.30</td>
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<tr>
<td>base fee in addition to</td>
<td>$ 85.00</td>
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<tr>
<td><strong>Farm Buildings for other than Housing Livestock</strong></td>
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<tr>
<td>per square foot</td>
<td>$ 0.30</td>
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<td>base fee in addition to</td>
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<tr>
<td><strong>Agricultural - Additions &amp; Renovations</strong></td>
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<tr>
<td>per square foot</td>
<td>$ 0.30</td>
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<tr>
<td>per $1000 of value of work</td>
<td>$ 10.00</td>
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<tr>
<td>base fee in addition to</td>
<td>$ 85.00</td>
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<tr>
<td><strong>All Tarped Structures</strong></td>
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<tr>
<td>per square foot</td>
<td>$ 0.26</td>
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<tr>
<td>base fee in addition to</td>
<td>$ 85.00</td>
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<tr>
<td>Tent or Tents occupying an area (&gt;60 sq m)</td>
<td>$ 120.00</td>
</tr>
<tr>
<td><strong>Manure Storage Facilities</strong></td>
<td></td>
</tr>
<tr>
<td>Solid</td>
<td>$ 0.20 / sq ft</td>
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<tr>
<td>Liquid</td>
<td>$ 9.60 / diameter</td>
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<tr>
<td>base fee in addition to</td>
<td>$ 85.00</td>
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<tr>
<td><strong>Bunkers &amp; Tower Silos</strong></td>
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<tr>
<td>per $1000 of value of work</td>
<td>$ 12.00</td>
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<tr>
<td>base fee in addition to</td>
<td>$ 85.00</td>
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<tr>
<td><strong>Granary</strong></td>
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<tr>
<td>Per $1000 of value of work</td>
<td>$ 12.00</td>
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<tr>
<td>base fee in addition to</td>
<td>$ 85.00</td>
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<tr>
<td><strong>Swimming Pools</strong></td>
<td></td>
</tr>
<tr>
<td>Above Ground - flat fee</td>
<td>$ 100.00</td>
</tr>
<tr>
<td>In ground - flat fee</td>
<td>$ 100.00</td>
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<tr>
<td>Classification</td>
<td>Rates &amp; Fees</td>
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<tr>
<td><strong>Solid Fuel Burning Appliances-Woodstoves-Chimneys</strong></td>
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<tr>
<td>per $1000 of value of work</td>
<td>$12.00</td>
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<tr>
<td>base fee in addition to</td>
<td>$85.00</td>
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<tr>
<td><strong>Decks, Balconies and Porches</strong></td>
<td></td>
</tr>
<tr>
<td>per square foot</td>
<td>$0.45</td>
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<tr>
<td>base fee in addition to</td>
<td>$85.00</td>
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<tr>
<td><strong>All Alternate Energy Projects - (Wind/Solar etc.)</strong></td>
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<tr>
<td>per $1000 of value of work</td>
<td>$15.00</td>
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<tr>
<td>base fee in addition to</td>
<td>$85.00</td>
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<tr>
<td><strong>Septic/Sewage System Permits</strong></td>
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<tr>
<td>Permit - Class 2 &amp; 3</td>
<td>$480.00</td>
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<tr>
<td>Permit - Class 4 &amp; 5</td>
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<tr>
<td>Permit - Tank Repair only or Leaching bed repair</td>
<td>$250.00</td>
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<tr>
<td><strong>Greenhouse</strong></td>
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</tr>
<tr>
<td>per square foot</td>
<td>$0.18</td>
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<tr>
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<tr>
<td><strong>Plumbing Permit</strong></td>
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<td></td>
<td>$5.00 per fixture unit</td>
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<tr>
<td><strong>Occupancy Permit</strong></td>
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<td>$100.00</td>
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<td><strong>Any Construction started without a permit</strong></td>
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<td>4 times the original permit fee</td>
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<td><strong>Minimum Permit fee</strong></td>
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<td>$100.00</td>
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<td><strong>Change of Use</strong></td>
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<td><strong>Demolition</strong></td>
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<td>per $1000 of value of work</td>
<td>$12.00</td>
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<td>base fee in addition to</td>
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<tr>
<td><strong>Zoning Certificates</strong></td>
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<td></td>
<td>$80.00</td>
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<tr>
<td><strong>Copy of Permits/Application</strong></td>
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<td></td>
<td>$85.00</td>
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<tr>
<td><strong>Any other Building or Structure Not Included</strong></td>
<td></td>
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<tr>
<td>$85 + $12 / $1,000 of value</td>
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<tr>
<td><strong>Inspection Only - No permit</strong></td>
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<td></td>
<td>$85.00 / hour</td>
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<tr>
<td><strong>Conditional Permit</strong></td>
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<td>Original permit cost</td>
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<td><strong>Inspection Requested and Not Ready</strong></td>
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<td></td>
<td>$85.00</td>
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<tr>
<td><strong>Re-inspection fee</strong></td>
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<td></td>
<td>$85.00 + mileage</td>
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News Release

Ontario Passes Legislation to Keep Kids Safe on Local Roads

May 30, 2017

New Rules Help Municipalities Fight Speeding in School and Community Safety Zones

Ontario passed legislation today to protect the most vulnerable users of local roads, including children, seniors, pedestrians and cyclists.

The Safer School Zones Act gives municipalities more tools to fight speeding and dangerous driving in their communities, including:

- Automated speed enforcement (ASE) technology, which will help catch speeders. Municipalities will have the option to use this technology in school zones and also in community safety zones on roads with speed limits below 80 km/h.
- The ability to create zones with reduced speed limits to decrease the frequency and severity of pedestrian-vehicle collisions in urban areas.
- A streamlined process for municipalities to participate in Ontario’s effective Red Light Camera program without the need for lengthy regulatory approval.

Municipalities, police boards and road safety advocates from across Ontario have asked for these tools to help keep roads safe, particularly in areas with children and seniors. With the passage of this new legislation, municipalities will now have the option to implement road safety measures in a way that makes sense in their local communities.

Ontario’s roads have consistently ranked among the safest in North America, and these new tools will help make communities even safer for all vulnerable road users.

QUICK FACTS

- ASE is already used in many parts of North America and Europe. It will not be implemented on provincial highways.
- Speed is one of the biggest killers on Ontario’s roads: 14 per cent of all people killed on Ontario’s roads in 2013 died in collisions where speed was a factor.
- In 2013, approximately 3 out of every 4 speed-related collisions occurred on municipal roads.
- Studies show that the use of automated speed enforcement leads to fewer fatalities and serious collisions.
Annual Report 2016

“In every walk with nature one receives far more than he seeks.”

John Muir
From: PortToPoint Trail <porttopoint@gmail.com>
Sent: Friday, May 19, 2017 3:42 PM
To: lisa.thompsonco@pc.ola.org
Cc: Mark Becker; cao@municipalityofbluewater.ca; reception@howick.ca; Larry McCabe; info@huronkinloss.com; info@kincardine.net; Morris-Turnberry General Email; clerk@town.southbruce.on.ca; info@southhuron.ca; sdoherty@centralhuron.com; schambers@northhuron.ca; bknigh@huroneast.com; david.smith@saugeenshores.ca; droth@brockton.ca
Subject: Invitation to Council to Participate With Huron Bruce MPP Lisa Thompson in Ride the Riding, June 3, 9-11 AM, Clinton Fairgrounds
Attachments: 2017 05 19 Promo Poster Councilors.pdf

Brockton does not have a direct email provided. Use this.

Municipal Councillors and staff are invited to join Lisa Thompson on a bicycle ride in Clinton on June 3, beginning at 900 am, registration 830 am, located at the entrance to the Clinton Raceway.

Join in a Slow Roll bike ride as part of the Clinton Spring Fair- “Canada 150th – Play It Safe”. In a slow roll ride anyone can enjoy the sites, experience Clinton cycling culture and meet new friends on a bike!

Sponsored by The Port to Point Trail Association as a kick off to Ontario’s third annual Bike Month in June, this will be a great opportunity to meet folks in the riding and network with area decision makers in a health and safety outing.

Let your participation be an example that will lead toward a healthier and safer community by Riding in the Riding.

Please contact us if you have questions or would like to preregister. We ask that you wear a helmet.

Port to Point Trail Association
http://www.porttopoint.ca/
Please join us for the gala luncheon in celebration of the Alice Munro Festival of the Short Story. The winners of the 2017 short story competition will be announced.

Keynote speaker, award winning author, Jane Urquhart will read from her national bestseller, A Number of Things: Stories About Canada Told Through 50 Objects.

Joined by illustrator, Scott McKowen, the author will share some of the varied and remarkable stories, along with the beautiful illustrations of the objects and places that combine to form a powerful narrative about Canada as we celebrate its sesquicentennial year.

Alice Munro Festival
June 2-4, 2017
WINGHAM, ON
www.alicemunrofestival.ca

Short Story Contest Award
Luncheon & Keynote

Saturday, June 3
12:00 - 1:30 PM
Maitland River Community Church, 414 Josephine Street
Wingham, ON

Please contact Connie Goodall to RSVP for the luncheon.

Connie Goodall
Economic Development Officer
Township of North Huron
519.357.3550 ext. 131
cgoodall@northhuron.ca
www.northhuron.ca
THE CORPORATION OF THE TOWNSHIP
OF NORTH HURON
NOTICE OF PUBLIC MEETING
Planning Act (RSO 1990), s. 45

Re: Minor Variance Application File #A03-2017
Location: 78 Victoria Street West, Plan 410 Part Block B Plan 413; Part Lot 21, Wingham Ward, North Huron
Applicant/Owner: John Frieburger/1347706 Ontario Inc.

TAKE NOTICE that the Township of North Huron Planning Advisory Committee will hold a public meeting to consider the above proposed minor variance under Section 45 of the Planning Act (RSO 1990) in the North Huron Council Chambers at 274 Josephine Street, Wingham on:

June 5th 2017 at 7:00pm

You are being notified of this application because your name appears on the assessment roll for properties within 60 metres of the subject lands, or you are an agency requiring notice.

Purpose and Effect
The purpose of this application is to seek relief from Zoning By-law 82-2008 for the Township of North Huron. The subject property is designated Residential in the North Huron Official Plan and zoned R2-Residential Medium Density in the North Huron Zoning By-law.

The applicant is proposing to construct a single detached dwelling on the currently vacant lot. The provisions in the North Huron Zoning By-law for Section 26.4 require an interior side yard setback to be a minimum of 3 metres. The proposed Minor Variance seeks relief for 1 metre for the interior yard setback as the applicant requests to build the dwelling at a setback of 2 metres. The proposed Minor Variance also seeks relief from Section 3.21.5 of the North Huron Zoning By-law, which states that if a non-complying building is removed or destroyed, it may be reconstructed within 24 months from the date of destruction. The applicant seeks relief from the 24 month time limit and requests an extension to 30 months to reconstruct the removed non-complying building.

Maps showing the location of the lands to which this proposed minor variance applies are attached. The subject lands are not the subject of other planning applications.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed minor variance.

PUBLIC HEARING - You are entitled to attend this public hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice, you are requested to inform that person of this hearing. If you wish to make written comments on this application, they may be forwarded to the secretary-treasurer of the committee at the address shown below. If you are an owner of any land containing seven or more residential units you are requested to post this notice in a location that is visible to all of the residents.

FAILURE TO ATTEND - If you do not attend at the hearing, it may proceed in your absence and, except as otherwise provided in the PLANNING ACT, you will not be entitled to any further notice in the proceedings.
NOTICE OF DECISION – If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing in the event the decision on this application is appealed.

ADDITIONAL INFORMATION relating to the proposed minor variance is available for inspection between 8:30 am and 4:30 pm at the North Huron Township Office 519-357-3550.

Dated at the Township of North Huron this 15 day of May, 2017

Kathy Adams, Clerk
Township of North Huron
Greetings LICO Members,

As I type this letter, the sun is shining and we are just days away from half load restrictions being lifted in most parts of Ontario. With the winter that never came behind us and our faith in the Farmer’s Almanac up in the air, it is now finally dry enough to get back in the fields. The 2016 Survey of Agricultural Drainage tubing numbers are in, and there was just shy of 175 million feet sold in Ontario last year. Compared with 2015’s sales, this is an increase of almost 10 million feet! Most contractors suggest that they have enough work to keep them busy this spring, and by all accounts the fall will be another strong one.

The LICO Executive met on April 19, and amendments/updates to the Drainage Guide, and possibly parts of the Agricultural Tile Drainage Installation Act and Regulations, are on the table once again. We’re looking for input from all LICO members regarding content that needs to be revisited, revised, changed, removed, and or updated. There have been new practices and equipment that has been adopted by many contractors, and the current Drainage Guide and Draining Act may not accurately reflect these industry changes. Please call me at 519-535-4423 or forward any and all suggestions to turveyj@gmail.com so we can initiate the updating process when the Board meets again at the end of June.

Just a friendly reminder, don’t miss out on a FREE LICO JACKET! The extended deadline to order your complementary 60th anniversary LICO jacket is May 31st. While we have received several orders from the membership, there are many more who have yet to place their orders. Every LICO member is eligible for one coat, and additional jackets can be purchased. Please see further details in this newsletter regarding how to place your orders.

As another reminder, we are looking for suggestions, thoughts and ideas for the convention in January. In particular, we’d like to hear from you regarding your preferences for banquet entertainment, the Ladies’ Program and any other 60th anniversary ideas or suggestions that you may have make it special.

Here’s to a safe and solid spring tiling season! Bury every foot you can before you’re chased out of the fields by the seeders and planters!

Best regards,
Jamie Turvey
Agricultural Drainage: A Phosphorus Best Management Practice! - Peter
Johnson Environmental Advocate, LICO

Often in conversations with policy makers, and even sometimes with farmers themselves, tile drainage of agricultural land is pointed to as one of the causes of phosphorus pollution in the Great Lakes. Nothing could be further from the truth!!! We owe it to our clients, to policy makers, and to the general public, to change this perception. In order to do this, we need to understand why drainage is a Best Management Practice, and make sure to install them as such.

Recent research by Dr. Kevin King of USDA/ARS in Ohio clearly shows that both total phosphorus (TP) and dissolved reactive phosphorus (DRP) levels are lower in tile flow than in surface flow (Figure 1). This concurs with early findings from research here in Ontario by Dr. Merrin Macrae (University of Waterloo). The soil acts as a filter, removing phosphorus (P) from water that passes through it. Thus the more water that we can get to move through the soil profile, the better chance we have to lower the phosphorus content. This is no different than passing water through a wetland or a buffer strip. Get the water to move through something that has affinity for phosphorus, and thus reduce the P content of the water that moves downstream.

Of course, the water MUST move through the soil profile in order for the phosphorus to be removed. This points out several potential pitfalls: preferential flow, where wide cracks exist in dry clay soils, or worm channels connect the surface to the tile, allow direct flow to the tile and thus no reduction in phosphorus. There is little we can do about these situations, other than be sure to manage appropriately if manure is applied. It also points out why very high P soil tests cause issue with phosphorus in tile flow: soils that already have high P levels are not very efficient at removing any phosphorus from water that moves through the soil. Thus the reduction in phosphorus content is minimal in soils with very high P levles, if any at all.

Continued Pg. 3
Agricultural Drainage: A Phosphorus Best Management Practice!  

What has this got to do with tile drainage installation? Surface inlets! Growers are loath to let water pond, or stand, for any length of time on their fields. Often, if there is an area that ponds, a request will be made for a surface inlet, either a blind inlet (sometimes called a French Drain) or a Hickenbottom. As soon as one of these structures is installed BELOW GRADE, it is a direct inlet for surface water into the tile, and eventually into the watercourse. Proper installation would place the inlet such that water would pond for 24 hours from a 1" storm. This is a compromise: the crop should not be damaged significantly from waterlogging for a 24 hour period, and it allows for a greater proportion of the surface water to move through the soil matrix, and reduce P concentrations in the drainage water. It is not a perfect solution, but allows for maximum crop production with minimal environmental concern.

Surface inlets are one of the main concerns of the Thames River Phosphorus Reduction Collaborative, a major undertaking to reduce the P loadings into the Western Basin of Lake Erie. LICO is part of this group. Be sure that we do our part. Have a discussion with landowners that want surface inlets installed about the impact and proper installation. Make sure that the surface inlet is installed properly, with both crop production and the environment in mind. Let's keep agricultural drainage where it should be: a Best Management Practice to remove phosphorus. Don't let it be a part of the phosphorus problem.

Update on 2017 Tile Drainage Courses  

During the winter of 2017, OMAFRA offered the Primary and Advanced Drainage Courses required under the Agricultural Tile Drainage Installation Act. Both courses were taught at the Marden Community Centre, just north of Guelph. The Primary Drainage Course was held January 16 to 20, 2017. There were 27 students with 24 receiving a passing grade. Two students opted not to take the exam and 1 was not successful. Of the students attending the course, 24 were from Ontario (mix of drainage contractors, farmers and equipment manufacturers) and 3 other students were drainage contractors from Manitoba. Advanced Drainage Course was held February 6 to 16, 2017. There were 14 students with all receiving a passing grade. The course dates and registration information for the 2018 Drainage Courses will be posted in the September 2017 LICO Newsletter.

Inspirational Thoughts

The price of anything is the amount of life you exchange for it.

Don't let the noise of other's opinions drown out your inner voice.

Whenever you feel stupid, just remember there are people outside looking for Pokemon.

There's always a lot to be thankful for if you take the time to look for it. For example, I am sitting here thinking how nice it is that wrinkles don't hurt.

The one thing that unites all human beings, regardless of age, gender, religion, economic status, or ethnic background, is that, deep down inside, we all believe we are above average drivers.

Time spent laughing is time spent with the gods – Japanese proverb

Life is a great big canvas and you should throw all the paint on it you can – Danny Kaye
Did you hear? We’ve made great improvements to the Agricultural Information Atlas!

We’re excited to let you know about the latest updates that we made to the Agricultural Information Atlas (AlA). What is the AlA? It’s the Ministry of Agriculture, Food and Rural Affairs’ (OMAFRA) free, easy-to-use online tool that can help you to:

- Develop nutrient management strategies and plans
- Plan tile drainage for your farm
- Develop a farm sketch for Pest Assessment Reports and Bee Yard Registration and other government programs, including the Great Lakes Agricultural Stewardship Initiative (GLASI)

So, what are the changes?

The AlA is now housed on a new platform. If you are a current user of the AlA, you’ll need to update your bookmarks to the new URL so you can find the AlA quickly and easily. Better yet, the AlA is now mobile-friendly. Open it up on your phone or tablet for quick access while you’re in the field or on the go.

Our updates include new features and tools, such as:

- The ability to add your own user data, such as GPS points or shape files
- Auto-population of 911 addresses
- The removal of the “Label Map” function, and an added “export markup” function (i.e. text and graphics) that allows you to save and bring data back in again at another time
- Right-clicking on the map will give you quick and easy access to GPS co-ordinates, basic markup tools and other functions
- 2015 southwestern Ontario imagery data

We’ve also added a Farm Fire Safety Sketch template in the “Create Map” section. You can use the template to develop a sketch of your farm showing features like fire risk areas, utility shut-off points, water sources, livestock barns and access routes for emergency vehicles. This sketch can be shared with local first responders to have on-hand in case of a fire or another emergency. Visit the Farm Fire and Emergency Sketch web page for help with making a sketch for your operation.

Most of the changes we made were based on user feedback. Let us know what you think about the updates and new features at omafra.els@ontario.ca so that we can continue to improve the AlA.

Need help with the AlA? Our Help page answers some common questions. You can also contact the Agricultural Information Contact Centre at 1-877-424-1300 or ag.info.omafra@ontario.ca.

ontario.ca/agmaps

Image: The Farm Fire Safety Sketch template and other new tools are now available in the Agricultural Information Atlas.
LICO is ordering embroidered coats to celebrate the 60th Anniversary in 2017.

Eddie Bauer Rugged Ripstop Soft Shell Jackets have been selected as the coat. They fit small so if you normally wear an L you may need an XL size. To be sure, check your size at an Eddie Bauer store. Coats will be available after June 1, 2017 at Foris Signs in Innerkip or at the 2018 annual meeting.

Each LICO member company will get ONE COAT courtesy of LICO, additional coats can be ordered. Orders must be paid in full before an order will be placed with the supplier.

Cost is $100 each + HST for a total of $113.00 per coat.

Company Name: ________________________________________________

Company Email: _______________________________________________
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<th>Free Coat company</th>
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<th>Lady's (Number)</th>
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Total # Coats _______ X $113.00 = $ __________

ORDER DATE EXTENDED TO MAY 31, 2017!!! Please submit one order form per company and make cheques payable to LICO.

Completed order forms can be mailed to LICO 231 Dimson Ave Guelph N1G 3C7 along with payment.
MY DRAINAGE PROJECT -- Is it environmentally sound?

Food production is not optional, thus the use of our most productive land for agriculture is not optional. We have a responsibility to manage land for efficient, reliable production so we can minimize the amount of land required for agriculture. Reliable production is usually associated with land that has a seasonally high water table. Drainage, usually sub-surface drainage, lowers the water table to create a healthy root zone where crops can be produced efficiently. Because soil moisture on these soils usually remains within reach of crop roots, food can be produced reliably and efficiently.

As we consider new drainage projects or drain alterations, we also have a responsibility to consider whether or not our project will be environmentally sound. There are many aspects to this decision and sometimes net effects will determine our decision. For example:

**IS THERE AN EXISTING ADEQUATE OUTLET CHANNEL?**

This should be confirmed by your Conservation Authority (CA), your drainage superintendent and a licensed drainage contractor. If not, can a channel be constructed in a way that minimizes impact on downstream aquatic life? If an existing water course needs to be altered to provide outlet can the work be organized to minimize instream aquatic damage?

**COULD THE PROJECT AFFECT A WETLAND?**

It is always better to increase the productivity of existing cropland than to venture into wetlands or natural lands. If there is no way to avoid these environmentally sensitive areas than consult your CA and look for ways to provide off-setting environmental benefits.

**WILL THE PROJECT REDUCE GROUNDWATER RECHARGE?**

Soil that contributes to significant recharge is referred to as having "natural" drainage. If the topsoil has been degraded by intensive tillage then occasionally water infiltration will be slow resulting in increased surface water runoff and reduced recharge. Improved soil management rather than drainage can improve infiltration so recharge is not affected.

**WILL SUB-SURFACE DRAINS INCREASE WATER POLLUTION?**

Drains are installed clean and will remain so if they are managed with care. Remember that the soil filters out a significant amount of agri contaminant before water reaches a drain pipe.

Without drains a much larger amount of contaminant would leave a field in surface water runoff or infiltrate to groundwater.

**WILL SUB-SURFACE DRAINS INCREASE DOWNSTREAM PEAK FLOW?**

Because it takes time for water to infiltrate to drain pipe, sub-surface drainage reduces peak flow and extends flow time in waterways. The use of water and sediment control basins when combined with no-till can have the same effect without reducing water quality. If potholes are drained the water would add to flow. If the system is connected to straight outlet channels that would accelerate flow and increase peaks. Research in Ontario shows that generally cropland drainage does not cause a net change in watershed hydrology.

**DOES DRAINAGE HAVE OTHER ENVIRONMENTAL EFFECTS?**

The drainage of "wet" cropland can reduce nitrous oxide emissions. Drainage is often necessary to allow the use of no-till, which reduces organic matter oxidation and thus carbon dioxide loss. Both gasses contribute to global warming.

We must take seriously the many environmental impacts associated with cropland drainage. By thoughtfully addressing each we can identify best options for food production in harmony with the environment. In identifying these options it is wise to work with our Conservation Authority, our municipal drainage superintendent and a licensed drainage contractor.
John Wolfe has donated to LICO a model truck that was built by Past President Frank Kistner. The truck is to be auctioned at the 2018 conference as a fund raising effort to benefit LICO.

Come to the conference prepared to participate in a fun event that will raise money for LICO research projects.
Join us for an afternoon of golf, networking, and fun. Everyone welcome! Only $75.00/person. Call (519) 606-6000 or email rpm@rpmpromo.ca before June 5 to register.

Friday June 9, 2017 - 1:00 PM Shotgun - Lunch/Dinner Included
Woodlands Links Links Golf Course - Clinton
May 2017

Dear Friends:

With June just around the corner, I trust many of you are starting to plan celebrations in honour of Seniors' Month.

June marks the 33rd anniversary of Seniors' Month in Ontario. This year's theme is, "Living Your Best Life", and it is reflective of the government’s commitment to encourage seniors to live healthy, active and socially engaged lives.

To help spread the word, enclosed is this year's poster for you to share and post.

In addition to English and French, the poster is available in five other languages: Spanish, Chinese, Italian, Punjabi and Portuguese.

Should you be interested in receiving additional printed copies or an electronic version of the poster, please send an email to: infoseniors@ontario.ca.

If your organization is planning an event to celebrate Seniors' Month in your community, the Ministry can help to promote it online via its new Facebook page: www.facebook.com/SeniorsOntario. Simply email the Ministry at: infoseniors@ontario.ca with details.

Thank you for your continued support, and for celebrating Seniors' Month in your community.

Sincerely,

[Signature]

Dipika Damerla
Minister of Seniors Affairs
Friday, July 14th, 2017
Shotgun start at 1 p.m. Dinner to follow

On behalf of the Council of the County of Huron, I am pleased to invite you to the 2017 Huron County Warden’s Charity Golf Tournament at Woodland Links Golf Course in Central Huron.

With your support, the 2017 Warden’s Charity Golf Tournament is raising funds for Huron Residential Hospice, a local 4 bed residential hospice to be opened in 2018.

Join us for another spectacular County golf event to gather friends and colleagues for a worthy cause. I thank you in advance for your support, and look forward to seeing you on July 14th in Central Huron.

Sincerely,
Jim Ginn
Warden, County of Huron
Warden’s Charity Golf Tournament 2017
Guidelines

Free Access to the Driving Range before the Shot Gun Start

Shot Gun Start
- Please be at your assigned tee block ten minutes beforehand
- Once the horn sounds, play begins

Knock out Scramble
- All golfers in the group tee off
- One ball location (landing point) is selected to be the next shot location for the team
- The remaining balls are picked up and moved to the location of the selected ball
- Two drives from each golfer MUST be used
- Next hole; the process starts again; all golfers in the group tee off

Recommended Tee Blocks
- Ladies tee off from the red tee blocks
- Men tee off from the blue tee blocks
- Please use the tee block you are most comfortable with

Drives
- Each team member must provide the opening drive for a minimum of 2 holes

Ball Proximity
- Players must place their balls within 36 inches of the ball that is selected to be “in play”
- Once on the green, players must line up their shot within 6 inches of the ball selected to be “in play” but not in a location closer to the hole.

For more information contact Kate Puska, Executive Assistant
kuska@huroncounty.ca or 519.524.8394 ext 3224
6th Annual Huron County Warden’s Charity Golf Tournament
July 14th, 2017 – Woodlands Links Golf Course, 37858 Huron Rd, Clinton, ON
http://www.woodlandslinks.com

Sponsorship Opportunities

☐ $500.00 Tournament Sponsor
☐ $150.00 Tee Sponsor
☐ I am unable to attend, please accept a donation to the Huron Residential Hospice

$50____ $100____ other $______ (please specify amount)

Name of Company: ____________________ (to appear for acknowledgement)
Contact:
Mailing Address:
Phone #:  ____________________ *Email: ____________________

Tax Receipts: Tax receipt will be issued if requested below, only in the amount allowable under the Income Tax Act.

☐ Issue Receipt to: (Only required if different than above)
Name of Company: ____________________
Mailing Address: ____________________

The 2017 Warden’s Charity Tournament is in support of

Huron Residential Hospice which is residential and home like, will serve all communities across Huron and will be easily accessible. This residential hospice in Central Huron will provide another care option for patients facing end of life and their families. The site, centrally located, for a 4 bed hospice in Huron has been identified on number 8 highway between Clinton and Holmesville and is scheduled to open in March 2018. Please visit https://www.huronresidentialhospice.com/ for more information about this project.
6th Annual Huron County Warden’s Charity Golf Tournament
July 14th, 2017 – Woodlands Links Golf Course, 37858 Huron Rd, Clinton, ON http://www.woodlandslinks.com

ENTRY FORM

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Phone #
email address:
☐ $125.00 per person
☐ $500.00 per foursome
☐ $30.00 per person - Dinner Only

$125.00 per person ($500.00 / Foursome) includes:
- Golf
- Cart Rental
- Lunch provided with registration until 1pm
- Buffet Dinner at 5:00pm
- Donation to the Huron Residential Hospice— (supported by a charitable receipt, if requested)
- All single entries will be placed on a team via random selection

Registration Deadline is Wednesday, June 21st, 2017

Send completed registration forms via email to kpuska@huroncounty.ca
Please forward payment to:
County of Huron
Attention: Kate Puska
1 Courthouse Square
Goderich, Ontario N7A 1M2

**Cheques made payable to: Treasurer, County of Huron**

For more information contact Kate Puska, Executive Assistant
kpuska@huroncounty.ca or 519.524.8394 ext 3224
NOTICE OF PUBLIC MEETING
CONCERNING AN OFFICIAL PLAN AMENDMENT (OPA 12) and ZONING BY-LAW AMENDMENT AFFECTING THE TOWNSHIP OF NORTH HURON

TAKE NOTICE that the Council of the Corporation of the Township of North Huron will hold a public meeting on June 5th, 2017 7:00 pm in Township of North Huron Council Chambers, 274 Josephine Street, Wingham, to consider a proposed Official Plan Amendment under Section 17 of the Planning Act and a Zoning By-law Amendment under Section 34 of the Planning Act. The amendments affect the North Huron Official Plan and the North Huron Zoning By-law.

BE ADVISED that the Corporation of the Township of North Huron considered this application to be complete on May 9th 2017.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed official plan amendment and zoning change.

IF you wish to be notified of the decision of the Township of North Huron on the proposed official plan amendment and/or the proposed zoning by-law amendment, you must make a written request to the Township of North Huron, 274 Josephine Street, PO Box 90, Wingham ON N0G 2W0.

IF a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of North Huron before the official plan amendment and/or zoning by-law amendment is adopted, the person or public body is not entitled to appeal the decision of the County of Huron to the Ontario Municipal Board.

IF a person or public body does not make an oral submission at a public meeting or make written submissions to the Township of North Huron before the official plan amendment and/or zoning by-law amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

For more information about this matter, including information about your appeal rights, contact the Township of North Huron at the address below, or the Huron County Planning and Development Department, 57 Napier Street, 2nd Floor, Goderich (519) 524-8394 Ext. 3.

DATED AT THE Township of North Huron this 11th day of May, 2017.

Kathy Adams, Clerk, Township of North Huron
274 Josephine St, PO Box 90 Wingham, Ontario N0G 2W0
Phone: 519-357-3550 Fax: 519-357-1110

Purpose and Effect:
The subject property is located at Lot 4, Concession 1, Wingham Ward, Township of North Huron. The municipal address is 208 Victoria Street East.

The property is 0.57 ha (1.4 acres) in area and has a residence and accessory shed along Victoria Street East. The area subject to this application is 0.47 ha (1.16 acres) and is the vacant land to the rear of the residence.

The purpose of Official Plan Amendment 12 is to change the designation on the rear portion of the subject property from Residential to Community Facility. This will permit the severance of the vacant portion of the property to merge with the abutting Sacred Heart Catholic Elementary School property for community facility uses. There are currently no buildings proposed for this portion of the property.

The portion of the property subject to the Official Plan Amendment is indicated on the attached schedules.
The corresponding Zoning By-law Amendment to the Township of North Huron Zoning By-law will change the zoning on the rear portion of the subject property from ‘Future Development Zone’ (FD) to ‘Community Facility Zone’ (CF) to permit the Community Facility uses required by the abutting Sacred Heart Catholic Elementary School.

The portion of the property subject to the Zoning By-law Amendment is indicated on the attached schedules.
A BY-LAW OF THE CORPORATION OF THE TOWNSHIP OF NORTH HURON TO AMEND AN OFFICIAL PLAN.

The Council of the Township of North Huron, in accordance with the provisions of Section 17(22) of The Planning Act, R.S.O. 1990, hereby enacts as follows:

1. Amendment No. 12 to the Official Plan of the Township of North Huron constituting of the mapping changes of the attached Schedule 'B' Ward of Wingham, is hereby adopted.

2. The Clerk is hereby authorized and directed to give Notice of Adoption of Amendment No. 12 and to make application to the Corporation of the County of Huron for the approval of Amendment No. 12 to the Official Plan of the Township of North Huron.

3. This By-law shall come into force and take effect on the day of final passing thereof.

Reeve, Neil Vincent

Clerk, Kathy Adams
OFFICIAL PLAN AMENDMENT NO. 12 TO THE TOWNSHIP OF NORTH HURON OFFICIAL PLAN

CONSTITUTIONAL STATEMENT

PART 'A'
Part 'A' is the preamble to Amendment No. 12 to the Official Plan for the Township of North Huron, and does not constitute part of this amendment. It provides general introductory information on the purpose, location and basis of the amendment.

PART 'B'
Part 'B' consisting of the following maps (Schedule 'B') constitutes Amendment No. 12 to the Official Plan for the Township of North Huron. Part 'B' contains the land use designation changes.

PART 'C'
Part 'C' is the appendix and does not constitute part of this amendment. The appendices contain the background data, planning considerations and public participation associated with this amendment. Although the attached appendices do not constitute part of the formal amendment, they do provide explanatory material. In cases where a more detailed interpretation of the amendment is required, such an interpretation will be obtained from the appendices.

PART 'A'
PREAMBLE

AMENDMENT NO. 12 TO THE OFFICIAL PLAN FOR THE TOWNSHIP OF NORTH HURON

1. PURPOSE
The purpose of Official Plan Amendment 12 is to change the designation on the rear portion of the subject property from Residential to Community Facility. This will permit the severance of the vacant portion of the property to merge with the abutting Sacred Heart Catholic Elementary School property for community facility uses. There are currently no buildings proposed for this portion of the property.

The portion of the property subject to the Official Plan Amendment is indicated on the attached schedules.

The corresponding Zoning By-law Amendment to the Township of North Huron Zoning By-law will change the zoning on the rear portion of the subject property from Future Development (FD) to Community Facility Zone (CF) to permit the Community Facility uses required by the abutting Sacred Heart Catholic Elementary School.

2. LOCATION
The amendment applies to Lot 4, Concession 1, Wingham Ward, Township of North Huron (208 Victoria Street East).

3. BASIS
The amendment will change the land use designation on the property of 208 Victoria Street East from Residential to Community Facility. This change will permit future community facility uses on the subject lands. An application to rezone the subject lands from Future Development (FD) to Community Facility (CF) is also being considered.
PART 'B'

AMENDMENT NO. 12
TO THE OFFICIAL PLAN
FOR THE TOWNSHIP OF NORTH HURON

1. INTRODUCTION
   All of this part of the document entitled Part 'B' consisting of the following attached maps, being Schedule 'B', constitute Amendment No. 12 to the North Huron Official Plan.

2. DETAILS OF THE AMENDMENT
   2.1 Schedule B, Land Use Plan, Wingham Ward, Township of North Huron Official Plan, is hereby amended by:

   a) Changing the land use designation from 'Residential' to 'Community Facility' on Lot 4, Concession 1, Wingham Ward, Township of North Huron (208 Victoria Street East), as indicated on the attached Schedule 'B'.
PART 'C'

APPENDICES

The appendices do not form part of the amendment but are for information purposes only.

Background

The subject property is located at Lot 4, Concession 1, Wingham Ward, Township of North Huron. The municipal address is 208 Victoria Street East.

The property is 0.57 ha (1.4 acres) in area and has a residence and accessory shed along Victoria Street East. The area subject to this application is 0.47 ha (1.16 acres) and is the vacant land to the rear of the residence.

The purpose of Official Plan Amendment 12 is to change the designation on the rear portion of the subject property from Residential to Community Facility. This will permit the severance of the vacant portion of the property to merge with the abutting Sacred Heart Catholic Elementary School property for community facility uses. There are currently no buildings proposed for this portion of the property.

The subject property abuts properties designated Residential and zoned Residential Medium Density (R2) and properties designated Community Facility and zoned Community Facility (CF) - including Sacred Heart Catholic Elementary School and F.E Madill Secondary School.

There corresponding Zoning By-law Amendment to the Township of North Huron Zoning By-law being considered to change the zoning on the rear portion of the subject property from 'Future Development Zone' (FD) to 'Community Facility Zone' (CF) to permit the Community Facility uses required by the abutting Sacred Heart Catholic Elementary School.
SCHEDULE "B"
LAND USE PLAN
WARD OF WINGHAM
TOWNSHIP OF NORTH HURON
OFFICIAL PLAN
OPA # 12

DESIGNATION CHANGE FROM RESIDENTIAL TO COMMUNITY FACILITY

Legend

- Industrial
- Highway Commercial
- Core Commercial
- Residential
- Parks & Open Space
- Natural Environment
- Community Facility
- Radio and TV Commercial

Legend:
- Floodplain
- Floodway
- Special Policy Area

Schedule B has been amended by:
OPA # 11
OPA # 12

[Map showing land use plan with various designations and areas marked on a map of Wingham, Ontario.]
SCHEDULE 1
CORPORATION OF THE TOWNSHIP OF NORTH HURON
BY-LAW NO. - 2017

BEING a by-law to amend the zoning on Lot 4, Concession 1, 208 Victoria Street East, Wingham Ward, Township of North Huron.

WHEREAS the Corporation of the Township of North Huron considers it advisable to amend Zoning By-law 82-2008, as amended.

NOW THEREFORE, the Council of the Corporation of the Township of North Huron enacts as follows:

1. This by-law shall apply to Lot 4, Concession 1, 208 Victoria Street East Wingham Ward, Township of North Huron and is comprised of the attached Schedules.

2. By-law 82-2008 is hereby amended by changing ‘Future Development (FD)’ to ‘Community Facility (CF)’, the zone symbol on the lands designated zone change to ‘CF’ on the attached Schedule B.

3. This by-law shall come into force upon final passing, pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

READ A FIRST TIME ON THE DAY OF , 2017
READ A THIRD TIME AND PASSED THIS DAY OF , 2017.

_____________________________   ______________________________
Neil Vincent, Reeve               Kathy Adams, Clerk
SCHEDULE 1
CORPORATION OF THE TOWNSHIP OF NORTH HURON
BY-LAW - 2017

1. By-law - 2017 has the following purpose and effect:

The subject property is located at Lot 4, Concession 1, Wingham Ward, Township of North Huron. The municipal address is 208 Victoria Street East.

The property is 0.57 ha (1.4 acres) in area and has a residence and accessory shed along Victoria Street East. The area subject to this application is 0.47 ha (1.16 acres) and is the vacant land to the rear of the residence.

The Zoning By-law Amendment to the Township of North Huron Zoning By-law will change the zoning on the rear portion of the subject property from Future Development (FD) to Community Facility Zone (CF) to permit the Community Facility uses required by the abutting Sacred Heart Catholic Elementary School.

The portion of the property subject to the Zoning By-law Amendment is indicated on the attached schedules.

This by-law amends North Huron Zoning By-law # 82-2008. All other zone provisions apply.
Amendments
1. Amended by By-law 83-2015
2. Amended by By-law 04-2017

REVISED DATE
Mar 08, 2017

Schedule 'A'
Township of North Huron
Wingham
Zone Map

Municipality of Morris - Turnberry

See Zoning Map 5

Zone change from FD (Future Development) to CF (Community Facility)
Municipality of Menoqua Bay

Thank you for your generous donation to Building Bridges To Our Future.

Its support from donors like yourself that enable us to make these events such a success.

Thank you again.

KariAnne + Teresa

BBLF
May 30, 2017

RE: The Proposed Building Better Communities and Conserving Watersheds Act

We are pleased to announce that the government introduced the proposed Building Better Communities and Conserving Watersheds Act, 2017 in the legislature. These proposed changes follow extensive public consultations.

Ontario is taking this action in order to overhaul the provincial land use planning appeal system to give communities a stronger voice and ensure people have access to faster, fairer and more affordable hearings.

For more information and background on the bill you may visit:
www.ontario.ca/OMBReview

For a copy of the proposed Building Better Communities and Conserving Watersheds Act, and to monitor the status of the bill through the legislative process, please visit the Legislative Assembly of Ontario website: www.ontla.on.ca

Comments on the proposed bill can be made through the Environmental Bill of Rights Registry at www.ebr.gov.on.ca (EBR Posting Number: 013-0590) or by email to OMBReview@ontario.ca. In addition, the bill proposes amendments to the Conservation Authorities Act which the Ministry of Natural Resources and Forestry is leading – please visit EBR Posting Number: 013-0561.
We look forward to working with you as we move forward on this initiative.

Sincerely,

Bill Mauro
Minister of Municipal Affairs

Yasir Naqvi
Attorney General of Ontario
WINGHAM & AREA
HEALTH PROFESSIONALS RECRUITMENT COMMITTEE

Monday June 5, 2017
09:00 hours

Board Room
Royal Oaks Health & Wellness Centre

AGENDA

1. Call to Order

2. Minutes of May 1, 2017 meeting

3. Business Arising
   3.1 Fundraising
   3.2 NHFHT Update – Barb Major McEwan
   3.3 Reserve Fund Policy
   3.4 Hospital Board/Recruitment Committee – Karl Ellis
   3.5 Lucknow Medical Clinic – Wayne Forster/Jan McKague Weishar
   3.6 Other Business Arising

4. Recruitment Officer’s Report

5. Financial Report

6. New Business

7. Date of Next Meeting

8. Adjournment

PLEASE RESVP REGRETS TO JAN MCKAGUE-WEISHAR
519-357-3711 ext. 5294 or jan.mckague@lwha.ca
Meetings will not exceed 2 hrs in length
Wingham & Area Health Professionals Recruitment Committee
May 1, 2017
Royal Oaks Boardroom

<table>
<thead>
<tr>
<th>Attendance (✓ = Present)</th>
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<tbody>
<tr>
<td>x Jan McKague Weishar</td>
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<tr>
<td>x Verna Steffler</td>
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<td>x Lillian Abbott</td>
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<td>x Trudy Thomson</td>
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<tr>
<td>Neil Vincent</td>
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<td>x Mike McDonagh</td>
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<td>x Dorothy Kelly</td>
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<tr>
<th>Members</th>
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<tbody>
<tr>
<td>x Wayne Forster</td>
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<tr>
<td>Brenda Deyell</td>
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<td>x Gord Baxter</td>
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<tr>
<td>Karl Ellis</td>
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<tr>
<td>x Barb Major-McEwan</td>
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<td>x Nicole Duquette</td>
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<table>
<thead>
<tr>
<th>Members</th>
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<tbody>
<tr>
<td>Dr. Bonnie Marshall</td>
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<table>
<thead>
<tr>
<th>Recorder</th>
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<tr>
<td>Jan McKague-Weishar</td>
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<thead>
<tr>
<th>Agenda Topic and Decision Points</th>
<th>Action / Responsible</th>
<th>Flags</th>
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<tbody>
<tr>
<td>1. Call to Order</td>
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<tr>
<td>Verna called the meeting to order at 9:00</td>
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<tr>
<td>2. Minutes of the Previous Minutes</td>
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<tr>
<td>Motion by Trudy Thomson to adopt minutes of March 27th meeting. Seconded by Lillian Abbott.</td>
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<tr>
<td>3. Business Arising</td>
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<tr>
<td>Fundraising</td>
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<tr>
<td>- Golf Tournament planning is underway. There is a new interim manager at the Golf course that Jan has been in touch with. Registration has been sent to past sponsors and teams, as well as BIA members and hospital staff. Gord will get Ball Drop license and tickets printed. A date to sort balls needs to be scheduled.</td>
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<tr>
<td>NHFHT</td>
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<tr>
<td>- Nurse Practitioners will be moving this week (May 9th) to Royal Oaks clinic. The remaining docs will move May 18th through the 26th. Lab will be moving May 26th. Everyone should be moved and seeing patients by May 29th.</td>
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<td>- There is work being done on signage and communication. An open house is scheduled for late June.</td>
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<td>- Barb is still advocating with SWLHIN for NP coverage at Pinecrest in Lucknow.</td>
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Reserve Fund Policy
- A first draft of the Reserve Fund Policy was reviewed and several suggestions were made for a second draft. It was decided that since Neil Vincent was not present at this meeting the second draft would be reviewed at our next Recruitment Meeting.

Other Business
- There was discussion about educating the media about the activities of the Recruitment Committee. It was suggested that this be done in connection with Discovery Week.
- Karl discussed the many different forms of communication with the public within the Listowel Wingham Alliance. Foundations, Recruitment, and Hospital all have multiple Facebook pages, Twitter, websites etc. There will be a group assembled to review all of the various means of social media being utilized. Recruitment and Foundation will be included.

4. Recruitment Officer’s Report
   See attached.

5. Financial Report
   First quarter invoices to municipalities will be sent out shortly.

6. New Business
   Motion by Gord Baxter to move into Committee of the Whole. Seconded by Mike McDonagh. Carried at 10:21
   Motion by Gord Baxter to remove from Committee of Whole. Seconded by Dorothy Kelly. Carried at 10:29
   Motion by Gord Baxter that the Recruitment Officer shall receive 1.4% pay grade increase in accordance with Hospital Non-Unionized Staff and to investigate the placement of the position on the hospital pay band to be reviewed by the Committee of Whole at the next meeting. Seconded by Dorothy Kelly. Carried.

7. Date of Next Meeting
   Monday June 5th. Royal Oaks Board Room.

8. Adjournment
   Meeting adjourned at 10:34
Physicians
Emergency Department coverage for May to August has a 15% vacancy rate. This is down from 18% reported last month. July and August are most vulnerable with 7 open shifts in each month. We have had two docs leave our casual locum pool. We have recruited 1 new doc as well as 2 Restricted Residents. Only 1 RR has received the required approvals. We are hopeful the second RR will be able to assist with shifts over the summer months. While the addition of these RR’s is good news, it still requires one of our physicians to supervise.

We hosted two site visits in April. One with a Restricted Resident who will be working in Emerge and another with a prospective permanent Family Medicine Doc. She will become licensed for practice in July and will be in Wingham for 2-3 weeks to locum over the summer before beginning a 3 month Emerg training initiative. Her ideals of rural Family Medicine practice match well with our programs and services here. She does have a connection with the area through her mother’s family. Her partner works from home so spousal employment should not be a barrier. She will be locuming in other communities deciding the best fit. She was eager to return to locum after her visit which is encouraging.

Many clinic locums over the summer are needed. Working with new grads to try to fill vacation time for our docs while showcasing Wingham to newly licensed physicians.

Students/Residents
Discover Week – 4 first year med students will be here the last week of May
5 McMaster Residents and 1 Western Resident is schedule between July 1, 2017 and June 30, 2018.

Recruiting Events
Pri-Med – May – Toronto
McMaster Residents Day - June – Waterloo
Western Residents Weekend – November – Grand Bend

Other
Attendance at Wingham’s BIA meetings have proved beneficial making connections within the community – golf sponsorship, Learning Centre contacts

Attended Lucknow Medical Clinic with ACW/Huron Kinloss committee reps for a walkabout suggesting clinic upgrades.
From the Canadian Association of Staff Physician Recruiters
Conference – Windsor 2017

CARMS – Canadian Resident Matching Service
John Gallinger CEO

Information from 2016 Residency Match:

5197 applications from Med students to match to 3259 various Residency positions
Canadian graduates (CMG) - 87%
International graduates (IMG) - 12%
US graduates (USG) - 1%

Top 3 choices of disciplines by CMG - FM - 36%, Internal Medicine - 15%, Surgical - 12%
2016 is the first year there has been a decline in the applicants to FM. It’s also the first year Internal Medicine choice has over taken Surgical disciplines.

The interest in surgical disciplines (mostly General Surgery) outweighs the available positions significantly. Other disciplines with more interest than resident positions are Pediatrics, Anesthesia, Emergency Medicine, OB/Gyn, Dermatology.
All Internal Medicine positions were filled with about 4% of residency positions unfilled.
93% of Family Medicine resident positions were filled leaving 7% unfilled.
In 2001 there were 469 FM resident positions. In 2016 there were 1521. A 224% increase
In 2001 79% of those positions were filled. In 2016, 92% were filled.
About 38% of females chose FM. A 4% decline from 2015. 32% of males chose FM.

Across Canada about 50% complete residency at their own medical school location. 23% are matched in the same province, and 27% go out of province.
IMG’s who are matched are coming largely from European, Oceania/Pacific Island, Central America/Carribean and North American medical schools.

Demographic Change in Canada and the implications of Physician Recruitment
Dr. Richard Loreto

Canada’s Population Breakdown by Age
– Boom: 1947-1966 - 26 percent of Canada’s population
– Bust: 1967-1979 - 17 percent of Canada’s population
– Echo: 1980-1995 - 22 percent of Canada’s population
– Millennium Busters: 1996-2010 – 17 percent of Canada’s population
Canada’s population has grown substantially over time but the growth rate is on a downward trend. Canada’s population is aging – a trend which will continue over the next 10 years as life expectancy increases. Between 1971 and 2016, the median age of Canada’s population has increased from 26.2 to 40.6 years (an increase of 55%). 81% of the population is urban. 19% is rural. Filipino immigrants represent the largest influx to Canada in 2015.

**Visible Minority Population share by Region in Ontario**

<table>
<thead>
<tr>
<th>Community</th>
<th>2011</th>
<th>Projected 2036</th>
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</thead>
<tbody>
<tr>
<td>Toronto</td>
<td>46.0</td>
<td>50.0</td>
</tr>
<tr>
<td>Hamilton</td>
<td>23.6</td>
<td>26.5</td>
</tr>
<tr>
<td><strong>Kitchener - Cambridge - Waterloo</strong></td>
<td>23.3</td>
<td>29.0</td>
</tr>
<tr>
<td><strong>Ottawa - Gatineau (Ontario part)</strong></td>
<td>22.7</td>
<td>28.2</td>
</tr>
<tr>
<td>Windsor</td>
<td>22.4</td>
<td>27.7</td>
</tr>
<tr>
<td>Guelph</td>
<td>19.7</td>
<td>22.3</td>
</tr>
<tr>
<td>London</td>
<td>18.8</td>
<td>21.1</td>
</tr>
<tr>
<td>St. Catharines - Niagara</td>
<td>16.9</td>
<td>17.0</td>
</tr>
<tr>
<td>Oshawa</td>
<td>16.1</td>
<td>17.4</td>
</tr>
<tr>
<td>Barrie</td>
<td>12.2</td>
<td>12.9</td>
</tr>
<tr>
<td>Kingston</td>
<td>11.8</td>
<td>12.0</td>
</tr>
<tr>
<td>Brantford</td>
<td>11.4</td>
<td>9.8</td>
</tr>
<tr>
<td>Thunder Bay</td>
<td>9.3</td>
<td>7.5</td>
</tr>
<tr>
<td>Peterborough</td>
<td>8.3</td>
<td>7.4</td>
</tr>
<tr>
<td>Rest of Ontario</td>
<td>8.0</td>
<td>7.0</td>
</tr>
<tr>
<td>Greater Sudbury</td>
<td>6.3</td>
<td>4.9</td>
</tr>
</tbody>
</table>
Visible Minority Population by Birth Region

<table>
<thead>
<tr>
<th>Region of Birth</th>
<th>Estimated (2011)</th>
<th>Projected (2036)</th>
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</thead>
<tbody>
<tr>
<td><strong>Eastern Asia</strong> China Taiwan, Korea, Japan</td>
<td>14.2</td>
<td>Minimum: 14.0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maximum: 15.0</td>
</tr>
<tr>
<td><strong>Southern Asia</strong> India</td>
<td>13.2</td>
<td>Minimum: 17.5</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maximum: 18.5</td>
</tr>
<tr>
<td><strong>Southeast Asia</strong> Vietnam Philippines Thailand</td>
<td>10.7</td>
<td>Minimum: 13.6</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maximum: 15.2</td>
</tr>
<tr>
<td><strong>Southern Europe</strong> Italy Greece France</td>
<td>9.2</td>
<td>Minimum: 3.0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maximum: 3.7</td>
</tr>
<tr>
<td><strong>Northern Europe</strong> Ireland UK Sweden Finland</td>
<td>9.0</td>
<td>Minimum: 4.0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maximum: 4.5</td>
</tr>
<tr>
<td><strong>Eastern Europe</strong> Ukraine, Poland Hungary Romania</td>
<td>7.5</td>
<td>Minimum: 5.2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maximum: 6.4</td>
</tr>
<tr>
<td><strong>West Central Asia and the Middle East</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Iran Iraq Pakistan Saudi Arabia</td>
<td>6.7</td>
<td>Minimum: 9.5</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maximum: 11.0</td>
</tr>
<tr>
<td><strong>Western Europe</strong> Germany Netherlands</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Belgium</td>
<td>5.9</td>
<td>Minimum: 3.2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maximum: 3.6</td>
</tr>
<tr>
<td><strong>Caribbean and Bermuda</strong></td>
<td>5.2</td>
<td>Minimum: 4.1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maximum: 4.9</td>
</tr>
<tr>
<td><strong>South America</strong> Brazil Argentina</td>
<td>4.3</td>
<td>Minimum: 4.3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maximum: 4.8</td>
</tr>
<tr>
<td><strong>North America</strong></td>
<td>3.9</td>
<td>Minimum: 2.9</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maximum: 3.2</td>
</tr>
<tr>
<td><strong>Northern Africa</strong> Algeria Egypt</td>
<td>2.7</td>
<td>Minimum: 4.4</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maximum: 4.6</td>
</tr>
<tr>
<td><strong>Eastern Africa</strong> Kenya Uganda</td>
<td>2.3</td>
<td>Minimum: 2.6</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maximum: 3.1</td>
</tr>
<tr>
<td><strong>Central America</strong></td>
<td>2.2</td>
<td>Minimum: 2.3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maximum: 2.5</td>
</tr>
<tr>
<td><strong>Western Africa</strong> Nigeria Guinea</td>
<td>1.1</td>
<td>Minimum: 2.1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maximum: 2.5</td>
</tr>
<tr>
<td><strong>Oceania and others</strong></td>
<td>0.8</td>
<td>Minimum: 0.7</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maximum: 0.9</td>
</tr>
<tr>
<td><strong>Southern Africa</strong></td>
<td>0.6</td>
<td>Minimum: 0.6</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maximum: 0.6</td>
</tr>
<tr>
<td><strong>Central Africa</strong></td>
<td>0.5</td>
<td>Minimum: 1.0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maximum: 1.1</td>
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</tbody>
</table>

- Across Canada, the Visible Minority share of working age population will increase from 19.6% in 2011 to 38.3% in 2036.
The average age of physicians across Canada is 50

**Population Trends**
- Canada’s population will continue to:
  - Grow (but at a decreasing rate)
  - Age
  - Diversify in ethnic and racial terms
- Population growth will be driven largely by international migration at the national level (as well as inter-provincial migration at the provincial level)
- Aging and diversity will vary by province and local community

Women will dominate the “seniors’ cohort”

**Demand and Supply Pressures on Physician Recruitment**
- Population aging creates pressure on the DEMAND for health services and hence, an increased need for family medicine and specialist physicians as well as other healthcare staff
- Population aging and diversity create pressure on the SUPPLY of physicians:
  - Over the next 10 years, the age cohort that typically enters medical school will decline
  - Will recruiting international students and physicians become more important?
    - Compared to persons born in Canada, international migrants are almost twice as likely to earn a university degree
    - Diversity adds a layer of complexity to managing the patient base (e.g., language)
  - What are the recruitment implications of the feminization of the seniors’ cohort?
Vishal Varshney, MD
Board Chair & Secretary | Resident Doctors of Canada

- Represents over 9,000 resident doctors
- At 13 universities across Canada
- Provides a unified national voice

Highlights from 2015 National Resident Survey: Physician Employment from the learners' perspective

**Q94** How well informed do you feel about your prospects of finding employment in your specialty within Canada, upon completion of your residency?

- Well informed: 45%
- Somewhat informed: 29%
- Somewhat not informed: 13%
- Not informed: 17%
- Unsure: 9%

**Q96** Should you not find a job that is acceptable to you upon graduation, which of the following options would you consider? Select all that apply.

- Seek employment in another province within Canada: 66%
- Seek employment in another jurisdiction within your province: 58%
- Continue with training: 41%
- Seek employment outside Canada: 34%
- Unsure: 5%
- Other (please specify): 4%
Q97 If you knew there were jobs available in each of the following locations within Canada, would you be willing to move...

- To a large urban/suburban centre?
  - 2015: 87%, 8%, 5%
  - 2013: 88%, 7%, 6%

- To an inner city location?
  - 2015: 67%, 21%, 12%
  - 2013: 67%, 18%, 16%

- To a small town or rural location?
  - 2015: 55%, 27%, 17%
  - 2013: 52%, 26%, 23%

- To a geographically isolated or remote location?
  - 2015: 23%, 50%, 18%
  - 2013: 21%, 56%, 24%

Q94A From what sources do you receive job prospects information? Select all that apply

- My personal network and/or peers: 74%
- Staff physicians and/or faculty advisors: 66%
- My specialty society: 26%
- Job bank: 16%
- Unsure: 8%
- Media Stories: 5%
- Other (please specify): 3%
- RECRUITMENT ORGS (PROVINCIAL, LOCAL,...): 1%
- HEALTH FORCE, ONTARIO HEALTH FORCE: 1%
- PUBLICATIONS WITH PRINT ADS (VARIOUS...): 1%
Economic Impact On Physicians Where They Are Recruited

Dr. Al Lauzon
School of Environmental Design and Rural Development
University of Guelph

Health Care Infrastructure Contribution to Economic Development
- Promotes a healthy labour force
- Attractive to business and industry
- Direct economic impacts
- Indirect economic impacts
- Induced economic impacts

Health Care Context
- Health care costs will continue to climb and have doubled since 1985 and risen by 44% since 2000
- In 2011 Canada spent more than $200 billion or 11.7% of the GDP on health care
- Provincial and territorial funded 2/3 of these costs and costs range from 1/3 for Quebec to over 46% of the budget in Ontario
- Drivers of costs: changing demographics (in 2030 65 and over will be 21% of population), technology and sector wages and salaries

Physician Contribution to Economic Development: Canada
- Physicians are the driver of the Canadian Health Care system
- 30,575 GPs & 13,800 specialists in 2013
- Offices of physicians contribute $21.9 billion in GDP and directly create 180,000 jobs (second only to hospitals in the health care sector)
- Indirect contributions to GDP is an additional $3.5 billion in GDP and 31,473 jobs (highest in GDP and 3rd highest in indirect job creation relative to other economic sectors)
- The health care sector in total contributes $163.4 billion to GDP or 10.1% of GDP, creates 2,144,863 jobs and generates $30.6 billion in taxes (or $0.21 for every dollar spent on health care)

Economic Contribution of Recruiting One Physician
- GP Physician Income: $271,000
- Physician Staff 3.5 jobs
- Regional Jobs 4.5 X 1.79 = 8.06
- Regional Income $271,000 X 1.34 = $363,140
- Rent 1,000 sq. ft. x$13.50 = $13,500
- Taxes $271,000 x $0.21 = $56,910

Return on Investment
- Assume costs of $200,000 per year for physician recruitment
- Revenue Contribution to local economy = $271,000 + $363,140 + $13,500 = $647,640
- Return on Investment $647,640/$200,000 = $3.25
- Thus for one physician recruitment there is a return on investment of $3.24/$1.00 or a total $648,000 to the local/regional economy
Conclusion
Regions should view physician recruitment as a strategic economic investment and not as a cost. The economic and general well-being of regions and their residents are directly related to the well-being of the health care sector and the well-being of the health care sector is dependent upon physicians. The health care sector not only provides access to health care, but is part of the infrastructure that promotes the overall economic well-being of the community, region and its citizens.
WHEREAS, Section 224 of the Municipal Act, 2001 as amended, states “It is the role of Council to (b) to develop and evaluate the policies and programs of the municipality”.

AND WHEREAS, Section 8 of the Municipality Act, 2001 states – Powers of a Natural Person “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’.

AND WHEREAS, the Council of the Municipality of Morris-Turnberry deems it necessary to amend the Personnel Regulation Policy;

THEREFORE, THE COUNCIL OF THE MUNICIPALITY OF MORRIS-TURNBERRY hereby enacts as follows:

1) That the amendments of the Personnel Regulations of the Municipality of Morris-Turnberry are hereby adopted and attached hereto as Schedule ‘A’ and is regarding:
   1. Section 15 Overtime Pay and Allowances
   2. To rescind and revoke the Public Works Shared Services Policy, for Hours of Work, Banked Time and Overtime.

2) That the Mayor and Clerk are hereby empowered to sign and execute all documents necessary to empower this by-law;

3) That this by-law comes into force on the 6th day of June, 2017; and hereby rescinds, repeals and supercedes By-law No. 84-2016 passed September 21, 2016 and all former by-laws enacted under the Authority of this Act, in reference to Section 15 of the Personnel Policy.

Read a First, Second, Third and Final time this 6th day of June, 2017.

Mayor, Paul Gowing

Administrator Clerk-Treasurer,
Nancy Michie
15. OVERTIME PAY AND ALLOWANCES

15-1 Eligibility

15-1-1 The provisions below apply to all staff, except the department heads.

15-1-2 The department heads may be compensated for overtime hours on an informal basis to be determined by Council.

15-2 Compensating Time Off

15-2-1 For both hourly and salary staff normally working a 37.5 or 40.0 hour work week, hours worked between 37.5 and 44 per week shall be compensated for by an hour-for-hour basis;

*amended July, 2005

15-2-2 Maximum time off in lieu allowed to be accumulated is 88 hours;

15-2-3 All salaried and hourly employee’s hours of work activity shall be shown on a Confidential pay report to Council, which will be included in the council agenda package for the regular council meetings;

The pay report shall show the following information-
Employee Name, Regular hours worked, Overtime hours worked, Hours banked, Banked hours used, In lieu hours used, Total Bank accumulated, In lieu hours accumulated and status of Vacation days.

Amended June 6, 2017

15-2-4 In the event that the employment of a salaried employee ends, no compensation will be paid for the overtime banked hours.

*amended July, 2005

15-3 Overtime Pay

-amended November, 2011

It is not anticipated that staff will work hours in excess of their normal hours. However staff working in excess of 44 hours per week will be paid one and one-half times their regular rate for all such hours worked.

If Full time and Casual Part time Road Employees work Saturday, and /or Sunday, they will be paid 1 1/2 times their regular rate of pay.

Full time and Casual Part time Public Works Employees will be paid the 2 times the rate of pay, for work on statutory holidays.

Amended March 7, 2017.
15-4 Authorization

Except in emergency situations, the overtime hours must have been pre-authorized before being worked, by the department head and must be properly documented.
N.B. For work on a public holiday, see Section 18-4.

15-5 Call In Pay
Call-Ins must be at the direction or request of the Department Head or his designate. Employees called in to work after they have left the premises at the end of their regular shift will receive a minimum of four hours pay at their regular rate of pay. * Amended January 3, 2006

15-6 Banked Hours or Time Off in Lieu
– amended December, 2011
1. Department Head Overtime/ Banked Hours/ Council Meetings

Purpose:
To outline the compensation for department heads when required to work overtime.

Definition: A Department Head means the Administrator Clerk/Treasurer, Director of Public Works, Chief Building Officer.

Policy:
Overtime Pay:

a) The Administrator Clerk-Treasurer and the Director of Public Works and the Chief Building Official will be eligible for ‘In lieu time off’ for after regular work hours, at straight time hours.

b) Department heads may be granted time off in lieu for overtime hours at straight time.

c) Department Heads may not accumulate more than 80 hours of ‘In Lieu time’ at any one time, commencing January and concluding in December of each year. Permission to exceed this maximum must be approved in writing by the Council, prior to accumulation.

d) Time taken off in lieu of overtime must be approved in writing by the Administrator Clerk-Treasurer for the Director of Public Works and the Mayor for the Administrator Clerk-Treasurer, and is subject to scheduling restrictions. (Forms are available in the Agreement Binder).
e) Department Heads will not be compensated at calendar year end for time in lieu, owing.

f) Department Heads may carry forward time in lieu from calendar year to the next year, if approved by council.


a) An employee and the department head may agree in writing that the employee will receive paid time off work, in lieu of overtime pay. If an employee has agreed to bank overtime hours, the employee will be given 1½ hours of paid time, for each hour of overtime worked.

b) Department Heads are authorized to commence a time bank for employees.

c) Department heads may not attach (use) in lieu hours to regular hours to generate overtime.

d) The banked time must not exceed 88 hours at any time, unless approved by the employees supervisor. Overtime pay will be at 1½ times the regular pay. The employee must work over 88 hours in a pay period to be eligible to bank hours.

e) All hours including time in lieu shall be reported on the department heads time sheet. The Administrator Clerk- Treasurer will maintain the official banked hours/time in lieu records.

f) Time taken off in lieu of overtime must be approved in writing by the Administrator Clerk-Treasurer or the Department Head, and is subject to scheduling restrictions. (Forms are available in the Agreement Binder).

g) Consecutive time in lieu days shall not be taken unless approved in writing by the Administrator Clerk-Treasurer or the Department Head, as applicable.

h) Unused banked time for employees will be paid out at the end of each calendar year.

Amended June 6, 2017
CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 52-2017

“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 June 6th, 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 June 6th, 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 6th day of June, 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 6th day of June, 2017.

Mayor, Paul Gowing

Clerk, Nancy Michie