MUNICIPALITY OF MORRIS-TURNBERRY  
COUNCIL CHAMBERS  
41342 Morris Road  
Tuesday, September 18\textsuperscript{th}, 2018  \textcolor{red}{7:30 pm}

AGENDA

Public Notice - Published in the Wingham Advance and Citizen Newspaper – July 25\textsuperscript{th}, 2018
Posted on the Website – July 18\textsuperscript{th}, 2018
Agenda placement on the counter – September 14\textsuperscript{th}, 2018
Notice placed on the front door – August 8\textsuperscript{th}, 2018

RECORDING EQUIPMENT: Excerpt from the Procedural By-law Section 28.1:
At the meetings of Council or a Committee, the use of cameras, electric lighting equipment, flash bulbs, recording equipment, television cameras and any other device of a mechanical, electronic or similar nature used for transcribing or recording proceedings by auditory or visual means by the members of the public, including accredited and other representatives of any news whatsoever, may be permitted and shall be subject to the approval of the Council and/or direction of the Mayor or Committee Chair, unless otherwise decided by the Council or a Committee, prior to the Call to order of the meeting.

Disclosure of recording equipment:
The Mayor or designate shall ask the members of the gallery if anyone wishes to request approval for the use of recording equipment, etc., as stated in the Council Procedural By-law. Please disclose Name and type of equipment to be used.

1) \underline{Call to order:} Mayor Paul Gowing

2) \underline{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’

\underline{Adoption of Agenda:}
Moved by Seconded by
“That the agenda for the meeting of September 18\textsuperscript{th}, 2018 be adopted as circulated or amended or
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:**

4.1 Minutes

Are there any errors or omissions to the minutes of the September 4th, 2018 Council Meeting?

Moved by [Name] Seconded by [Name]

"That the minutes of the September 4th, 2018 Council Meeting, 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:**

A copy of the September 18th, 2018 account listing is attached.

A copy of the September 4th, 2018 account list is attached for Council’s information with the correction of the explanation of the Township of North Huron expense, listed as High Speed Internet and should be Water & Sewer billings.

Moved by [Name] Seconded by [Name]

"That the 2018 Accounts dated September 18th, 2018 be approved for payment in the amount of $ ." or

Any discussion

Is everyone in Favour or Opposed

Disposition Carried or Defeated

6.2 **Pay Report**

Moved by [Name] Seconded by [Name]

"That the Council of the Municipality of Morris-Turnberry accept the pay reports, dated September 5th, 2018 or ."

Any discussion

Is everyone in Favour or Opposed

Disposition Carried or Defeated
7) Planning-
   7.1 Site Plan and Zoning By-law Amendment 7:30 pm

Jennifer Burns – Huron County Planner will be in attendance.

The Public meeting was held April 3rd, 2018 and a motion to defer was made.

Motion April 3, 2018:
Motion: 161-2018 Moved by Jamie Heffer Seconded by Sharen Zinn
“That the Council of the Municipality of Morris-Turnberry hereby defers consideration of
the By-law to rezone Plan 162 Pt Lot 71 (30 McCrea St) from CF (Community Facility)
to VR2-1 (Village Residential – Medium Density – Special Provisions), for further
information and address concerns of the neighbours.”
Disposition Carried

Information for Council review:
Notice of Meeting attached
Site Plan attached
Planning Report by Jennifer Burns attached
Stormwater Management Design Report attached
Planning Opinion Report attached
Lot and Grading Plan attached

1. Presentation by Scott Patterson - Senior Planner – Labreche Patterson &
   Associates Inc. - representing Dave Franken

2. Deputation - Steven Sek - property owner of 44 Hamilton Street
   Presentation is attached attached

   to be presented at the meeting.

4. Deputation – Chris Palmer – property owner of 33 Jane Street
   Presentation is attached attached
   (Note the deputation request was received past the deadline for deputations, however
   Mayor Gowing approved the insertion of the deputation in the agenda).

At the June 5th, 2018 Council meeting, a motion was passed that the amendment to the
site plan is considered as minor in nature, as shown below.

Motion June 5, 2018:
Motion: 297-2018 Moved by John Smuck Seconded by Sharen Zinn
“That the Council of the Municipality of Morris-Turnberry hereby gives direction to the
Clerk that the revised site plan for 30 McCrea Street, Belgrave is considered to be minor
in nature.”
Disposition Carried
7.1.1 **By-law:** The council has the option to give consideration to the By-law or defer the By-law for an amendment.

1. **Deferral:** That the zoning amendment be deferred due to the following.

   Moved by Seconded by
   “That the Council of the Municipality of Morris-Turnberry hereby defers consideration of the By-law to rezone Plan 162 Pt Lot 71 (30 McCrea St) from CF (Community Facility) to VR2-1 (Village Residential – Medium Density – Special Provisions), for further information or .”

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

   **If** Council pass the motion Item No. 7.1 to defer the amendment, then Items 7.2 7.3 7.4 will be deferred also.

2. **No Further Notice is required:** *(Pending any changes)*

   If an amendment to the by-law is required, the council should consider a motion under Section 34 (17) no further notice is required.

   Moved by Seconded by
   “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 Plan 162 Pt Lot 71, 30 McCrea Street; 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. 66-2018 or .”

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

3. **Informed Decision:**

   Moved by Seconded by
   “That the Council of the Municipality of Morris-Turnberry has considered all oral and/or written submissions made in regards to the corresponding Zoning By-law for Plan 162 Part Lot 71 (30 McCrea St) former Township of Morris;

   **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 Zoning By-law for Plan 162 Part Lot 71 (30 McCrea St), former Township of Morris;

   or .”

   Any discussion
   Is everyone in Favour or Opposed
   Disposition Carried or Defeated
4. By-law - Zoning By-law Amendment: attached

Moved by Seconded by
"That By-law No. 66-2018 be passed as given first, second, third and final readings, being a
by-law to rezone Plan 162 Pt Lot 71 (30 McCrea St) from CF (Community Facility) to VR2-1
(Village Residential – Medium Density – Special Provisions). The rezoning is to allow for a
single storey multiple dwelling (up to 4 dwelling units) to be constructed and to recognize
reduced property frontage of 18.5m (61 ft). The minimum interior side yard setback is 9m from
the west property line and 22m from the east property line. The minimum rear yard setback is
45m and the maximum building height is 9m. The subject property is approximately 0.5 ha
(1.3 acres) in size and is subject to site plan control."
or

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

7.2 Consent Applications: 8:30 pm

7.2.1 Consent Application - 85641 Clegg Line, Lot 5 Concession 3, Morris
Copy of the application, checklist and Planning report are attached. attached

Moved by Seconded by
"That the Council of the Municipality of Morris-Turnberry recommend consent for
File # C 49/18 with the conditions as noted on the planning report or
"

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

7.2.2 Consent Application - 41928 Orange Hill Road, Lot 10 Concession 5,
Turnberry
Copy of the application, checklist and Planning report are attached. attached

Moved by Seconded by
"That the Council of the Municipality of Morris-Turnberry recommend consent for
File # C 50/18 with the conditions as noted on the planning report or
"

Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated
7.3 AG 4 Properties: requested by John Smuck
1. Permitted uses
2. Number of Animal Units

8) Property Standards Report attached
Kirk Livingston will present the report.
Moved by Seconded by
“That the Council of the Municipality of Morris-Turnberry receive the Property Standards
Report, as submitted September 18th, 2018 or .”
Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated

9) Business:
9.1 Furnace attached
Report is attached.
Moved by Seconded by
“That the Council of the Municipality of Morris-Turnberry approve the report to upgrade
the furnace for the municipal office and be considered for the 2019 budget
or .”
Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated

9.2 RED Program attached
Report is attached.
Moved by Seconded by
"That the Council of the Municipality of Morris-Turnberry do hereby approve the RED –
Rural Economic Development Program application, for submission under the ‘Planning
Category’ for an Industrial Land Strategy Study, which will include:
1. D6/NPC-300 study
2. Archaeological assessment
3. Servicing Study, to include the Reserve Capacity
for the area of ‘North Brussels’ within the boundaries of Huron East and Morris-
Turnberry or .”
Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated
9.3 Wayfinding Program/County of Huron  
Moved by ___________________  Seconded by ___________________
"That the Council of the Municipality of Morris-Turnberry receive the Signage Report as submitted on September 18, 2018"

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

10) Public Works:
Mike Acock will be in attendance.

1. Operations Report  
Letter from the Municipality of South Bruce is attached for Council’s information.

Moved by ___________________  Seconded by ___________________
"That the Council of the Municipality of Morris-Turnberry receive the Operations Report dated September 18th, 2018"

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

2. Storage Building Tender Report  

Moved by ___________________  Seconded by ___________________
That the Council of the Municipality of Morris-Turnberry accept the tender of:
Domm Construction in the amount of $108,883.20 including HST

or

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

3. Forestry Services Tender  

Moved by ___________________  Seconded by ___________________
That the Council of the Municipality of Morris-Turnberry accept the tender of:
Eccles Forestry Ltd. in the amount of $2,950 plus HST

or

Any discussion
Is everyone in Favour or Opposed
Disposition  Carried or Defeated
4. Quotation for a grader mounted roller/packer attached
Moved by Seconded by
“That the Council of the Municipality of Morris-Turnberry accept the quotation submitted by Neilson Custom Metal Works for a New roller/packer for the 2017 John Deere grader in the amount of $19,000 (excluding HST)

or

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

11) By-Law:
11.1 Bylaw to authorize Site Plan agreement for Part of Lot 66,67 Plan 162, Hamlet of Belgrave attached
Moved by Seconded by
"That By-Law No. 67-2018 be adopted as given first, second, third and final readings being a by-law to authorize a site plan agreement with Reinhardt Rental Holdings Ltd. and Joe Reinhardt Construction Ltd. and Michael Stephen DeGroot and Tracy Grace DeGroot for Part of Lot 66,67 Plan 162, Hamlet of Belgrave, Municipality of Morris-Turnberry."

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**  
   1. In the Trenches Newsletter  
   2. Thank you – Amanda Morrison

14) **Minutes**  
   There were no minutes for review.

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:**
   **Confidential Matters:**
   1. **Employee Matter**

17.1 **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:
   1. Employee Matter

Or

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

17.2 **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

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

17.4 **Action from the Closed Session:** (if required)

1. Moved by ________________________________ Seconded by ________________________________

Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated
18) **By-law No. 65-2018 Confirming By-law**

Moved by  Seconded by
"That By-law No. 65-2018 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 September 18th, 2018."

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

19) **Adjournment:**

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

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

Next Meetings:

1. **Brussels Fair**  
   Tuesday, September 18, 2018  Opening Ceremonies
   Wednesday September 19, 2018  11:30 am  Parade

2. **Workman Municipal Drain Tribunal**  
   Wednesday September 26, 2018  9 am

3. **Regular Council Meeting**  
   Tuesday October 2nd, 2018  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, except Jim Nelemans who was absent.

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

Jim Nelemans Absent

Staff in Attendance:
Nancy Michie Administrator Clerk - Treasurer
Kirk Livingston Chief Building Official
Robert Trick Animal Control Officer
Kim Johnston Recording Secretary

Others in Attendance:
1. Colin Burrowes Wingham Advance Times
2. Denny Scott The Citizen
3. Natalee Roberts Interested person
4. Andrew Somers Property Owner
5. Carol Somers Property Owner
6. Mr. Somers Interested Party

1.1 Recording Equipment:
Colin Burrowes of the Wingham Advance Times disclosed the use recording equipment, for the use of writing articles.
2) Agenda:
2.1 Adoption of Agenda:
An Addendum from the Clerk was presented with two items for the Open session.

Adoption of Agenda:
Motion: 390-2018 Moved by Dorothy Kelly Seconded by Jamie Heffer
"That the agenda for the meeting of September 4th, 2018 be adopted as amended."
Disposition Carried

3) Declaration of Pecuniary Interest:
1. Paul Gowing declared a pecuniary interest for Item 8.2 due to a relative that works for SVCA.

4) Minutes:
4.1 Minutes

Motion: 391-2018 Moved by Jamie Heffer Seconded by Dorothy Kelly
"That the minutes of the August 7th and August 14th, 2018 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: 392-2018 Moved by John Smuck Seconded by Sharen Zinn
"That the 2018 Accounts dated September 4th, 2018 be approved for payment in the amount of $279,597.58."
Disposition Carried

6.2 Pay Report
Motion: 393-2018 Moved by John Smuck Seconded by Jamie Heffer
"That the Council of the Municipality of Morris-Turnberry accepts the pay reports, dated August 8th and August 22, 2018."
Disposition Carried
7) Request for the Keeping of Mini Pigs/ Pot-Belly Pigs in Urban Areas
Kirk Livingston and Bob Trick were in attendance.

A Report was presented by Nancy Michie

Motion: 394-2018 Moved by Sharen Zinn Seconded by Dorothy Kelly
“That the Council of the Municipality of Morris-Turnberry hereby defer the request for the keeping of Mini Pigs/Pot-Belly pigs in Urban areas for further information on Site specific application and a full Council in attendance.”
Disposition Carried

Andrew Somers, Natalee Roberts, Carol Somers and Somers left at 8pm

8) Business: 8:00pm
8.1 Resolutions
1. Municipality of Grey Highlands – Under-funding of Conservation Authorities
2. Township of North Frontenac – Grandfathering of Volunteer Firefighters
3. Township of Selwyn – Provincial Agricultural Systems Mapping
4. City of Oakville – Regulating the Display and Distribution of Objectionable Images

Motion: 395-2018 Moved by Dorothy Kelly Seconded by Jamie Heffer
“That the Council of the Municipality of Morris-Turnberry support and endorse the following resolutions:
1. Municipality of Grey Highlands – Under-funding of Conservation Authorities
2. Township of North Frontenac – Grandfathering of Volunteer Firefighters
3. Township of Selwyn – Provincial Agricultural Systems Mapping
4. City of Oakville – Regulating the Display and Distribution of Objectionable Images.”
Disposition Carried

Kirk Livingston and Robert Trick left the meeting at 8:06pm

8.2 Saugeen Valley Conservation Authority
Letter regarding Memorandum of Understanding – Natural Heritage Planning Services
Mayor Paul Gowing declared a pecuniary interest and left the council table.
Deputy Mayor Jamie Heffer chaired the meeting.

Motion: 396-2018 Moved by Dorothy Kelly Seconded by John Smuck
“That the Council of the Municipality of Morris-Turnberry receive the letter from SVCA Re: Memorandum of Understanding—Planning Services and agree on the termination date for the provision of SVCA’s current Natural Heritage planning services January 1, 2020.”
Disposition Carried

Mayor Paul Gowing returned to the council table.
8.3 Records Management

Motion: 397-2018 Moved by Jamie Heffer Seconded by John Smuck
"That the Council of the Municipality of Morris-Turnberry accept the report and hereby grant approval to proceed with the Records Management project pursuant to the September 4th, 2018 report."
Disposition Carried

8.4 MVCA – Flood Plain Mapping for Lower Town

Motion: 398-2018 Moved by Jamie Heffer Seconded by Dorothy Kelly
"That the Council of the Municipality of Morris-Turnberry accept the report and hereby grant approval to proceed with the aerial mapping program called LiDar to provide more accurate mapping in Lower Town Wingham;
and apply jointly with the Township of North Huron for funding under the National Disaster Mitigation Funding Program to offset costs for the project;
and that the municipal costs be shared 50-50 with North Huron;
and that MVCA then proceed to update the Floodplain mapping in the Lower Town Wingham area."
Disposition Carried

8.5 Elevator in the Brussels Medical Dental Building

Motion: 399-2018 Moved by John Smuck Seconded by Sharen Zinn
"That the Council of the Municipality of Morris-Turnberry confirm approval for support of funding to the elevator project for the Brussels Medical Dental Building, in the amount of $10,000."
Disposition Carried

8.6 Establish an Election Compliance Audit Committee

Motion: 400-2018 Moved by Jamie Heffer Seconded by Dorothy Kelly
"That the Council of the Municipality of Morris-Turnberry receive the report from Nancy Michie, Administrator Clerk Treasurer re: Establishment of an Election Compliance Audit Committee for the 2018 Municipal Election;
and authorize the Clerk to proceed with the establishment of an Election Compliance Audit Committee in accordance with the Municipal Elections Act, 1996."
Disposition Carried

Motion: 401-2018 Moved by Dorothy Kelly Seconded by John Smuck
"That By-Law No 64 -2018 be adopted as given first, second, third and final readings being a by-law to Establish a Joint Municipal Election Compliance Audit Committee and to Appoint Members to that Committee."
Disposition Carried
8.7 Maitland Conservation - Draft Cost Sharing Proposal - Water and Erosion Control Infrastructure

Motion: 402-2018 Moved by Dorothy Kelly Seconded by John Smuck
“That the Council of the Municipality of Morris-Turnberry hereby agrees in principle to establish an agreement for cost sharing for maintenance, repairs and/or decommissioning costs for recreational water and erosion control and that the MVCA commence the agreement process.”
Disposition Carried

8.8 SLED Program – Economic Development

Motion: 403-2018 Moved by Dorothy Kelly Seconded by Sharen Zinn
“That the Council of the Municipality of Morris-Turnberry hereby receives the report for the SLED program, dated September 4, 2018.”
Disposition Carried

8.9 Drainage Agreement - Messer Drain

Motion: 404-2018 Moved by Jamie Heffer Seconded by Sharen Zinn
“That the Council of the Municipality of Morris-Turnberry hereby approves the Drain Maintenance agreement for the Messer Drain, in conjunction with Condition 8 File No. C 12-18.”
Disposition Carried

8.10 2018 Christmas Party

Motion: 405-2018 Moved by Sharen Zinn Seconded by Dorothy Kelly
“That the Council of the Municipality of Morris-Turnberry hereby approves the Christmas Party report for the 2018 Christmas Party to be held on Friday November 30, 2018 at the Wingham Golf and Curling Club.”
Disposition Carried

9) By-Laws:
9.1 Bylaw to Declare Property as Surplus

Motion: 406-2018 Moved by Sharen Zinn Seconded by Dorothy Kelly
“That By-Law No 62 -2018 be adopted as given first, second, third and final readings being a by-law to declare property as ‘Surplus to the needs of the Municipality’: excess land located at 236 Alice Street, Lower Town, Wingham, Ontario more particularly described as Plan 410 Park Lots 31 and 34 and Part Park Lot 33, in the Municipality of Morris-Turnberry.”
Disposition Carried
10) **Council Reports:**

**Jamie Heffer:**
He attended the Summer Student lunch on Thursday August 23, 2018 – appreciated the job the students did this year.

**Sharen Zinn:**
She attended the Summer student lunch on Thursday August 23, 2018 -- Students did a good job and hope they come back next year.

**Jim Nelemans:**
Absent

**Dorothy Kelly**
She attended a BMG meeting. They have planned a Valentines’ day dance and a New Years Dance. there has been nothing further done on a Consultant until after the Election. There will be Roller skating on Friday September 7th at the Brussels Morris and Grey Community Centre.
She attended a Brussels Medical Dental meeting. They are erecting a new sign out front with all names on it. The sign will cost $5000.00

**John Smuck**
The two Ball tournaments held at the Blue vale park in August went well.
He attended the AMO Conference from August 19th to 22nd, 2018. He attended a seminar on Innovation Solutions for Small Town Ontario – it was similar to Shared Services. The conference was good.

**Mayor Paul Gowing:**
On August 15th, with MVCA he attended a tour of all the structures, he was proud of the Morris-Turnberry staff for the maintenance of the grass.
He attended a potential development meeting on August 17th, it was a good meeting.
He attended the Summer student lunch on Thursday August 23rd, it was a good afternoon
He attended the AMO Conference form August 19th to 22nd, good sessions. New LPAT planning board, it was good to have a heads up. The question period was excellent with straight forward answers.

11) **Items for Information**
1. Notice of Request for Drain Improvement – Lot 2 Con 11 Turnberry
2. Ministry of Environment – New Requirements for Municipal Drinking Water
3. OPSEU – Cannabis Sales
4. Economic Development – Strategic Planning Long-term Impacts- This package contains the minutes from the meeting with Vicki Lass- August 1, 2018 in regards to the Economic Development Strategic Plan

12) **Minutes**
There were no minutes for review.
13) **Other Business:**
   1. Meet and Greet new Doctors  
      September 7\textsuperscript{th}  
      11am to 2pm at Libro Wingham Branch
   2. Brussels Community Alliance – Brussels Library  
      10:30am on Tuesday September 25\textsuperscript{th}  
      and October 30th

14) **Additions to the agenda for the next meeting:**
   1. Copies for Council of the Notice for the September 18\textsuperscript{th}, 2018 Site Plan and Zoning Amendment for 30 McCrea Street, Belgrave were handed out to Council.

**BREAK**- The Council took a short break at 9:05 pm and returned at 9:15 pm.

Kim Johnston, Colin Burrowes and Denny Scott left the meeting at 9:05pm

15) **Closed Session:**
   **Confidential Matters:**
   1. **Matter effecting an Employee** - pursuant to Section 239 (2) (b) Identifiable Individuals
   2. **Property Matter** - pursuant to Section 239 (2) (c) Disposition of Property
   3. **Matter effecting and Identifiable Individual** - pursuant to Section 239 (2) (b) Identifiable Individuals
   4. **Matter effecting an Employee** - pursuant to Section 239 (2) (b) Identifiable Individuals

15.1 **Enter into Closed Session:**  
Motion: 407-2018  
Moved by Sharon Zinn  
Seconded by Dorothy Kelly  
“That the Council adjourn the Public Session of Council and enter into a Closed to the Public Session for the following matters:
   1. **Matter effecting an Employee** - pursuant to Section 239 (2) (b) Identifiable Individuals
   2. **Property Matter** - pursuant to Section 239 (2) (c) Disposition of Property
   3. **Matter effecting and Identifiable Individual** - pursuant to Section 239 (2) (b) Identifiable Individuals
   4. **Matter effecting an Employee** - pursuant to Section 239 (2) (b) Identifiable Individuals.”

Disposition Carried

15.2 **Adjourn the Closed Session:**
Motion: 408-2018  
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 at 9:50 pm.”

Disposition Carried
15) Report to the Public from Closed Session.
Council discussed four (4) items in Closed Session of Council regarding Identifiable Individuals and Disposition of Property.

16) By-law No. 63-2018 Confirming By-law

Motion: 409-2018 Moved by Sharren Zinn Seconded by Dorothy Kelly
"That By-law No. 63 - 2018 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 September 4th, 2018."
Disposition Carried

17) Adjournment:

Motion: 410-2018 Moved by John Smuck Seconded by Sharren Zinn
"That the meeting be adjourned at 9:51 pm. and this is deemed to be a 2-4 hour meeting."
Disposition Carried

Mayor, Paul Gowing

Clerk, Nancy Michie
<table>
<thead>
<tr>
<th>Account List for</th>
<th>September 4 2018</th>
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### General
- **Hydro One**
  - Streetlights
  - $932.97
- **Hydro One**
  - Morris Office
  - $358.08
- **Bell Canada**
  - Morris Office
  - $395.15
- **Bell Canada**
  - Turnberry Shop - Emergency Lines
  - $84.92
- **Bell Mobility**
  - Cell Phones
  - $30.51
- **Schooley Michell**
  - Share of Telecom Savings
  - $338.84
- **Huron Clean**
  - Office Cleaning
  - $271.20
- **Shaw Direct**
  - Satellite Programming
  - $74.57
- **Telizon**
  - Long Distance Phone
  - $7.46
- **CJ Johnston Office Solutions Inc.**
  - Office Supplies
  - $409.39
- **Goderich Print Shop**
  - Business Cards
  - $36.10
- **RJ Burnside & Associates Ltd.**
  - Misc Printing
  - $22.60
- **Canada Post**
  - Business Reply Mail
  - $819.25
- **The Citizen**
  - Advertisements
  - $776.88
- **Wingham Advance Times**
  - Advertisements
  - $733.37
- **Municipal World Inc.**
  - Advertisements
  - $484.77
- **Uline**
  - Floor Mats
  - $344.33
- **UPS**
  - Courier
  - $85.30
- **Krantz Law Professionals**
  - Legal
  - $186.45
- **Bruce Whitmore**
  - Wedding Solemnization
  - $300.00
- **Maxxam Analytics**
  - Water Testing
  - $282.50
- **Wingham Knights of Columbus Centre**
  - Economic Development
  - $250.93
- **Minister of Finance**
  - Tile Drain Loans
  - $1,874.98
- **Municipality of Huron East**
  - Fire Levy
  - $31,674.57
- **Township of North Huron**
  - High Speed Internet
  - $6,060.70
  - Water & Sewer Billings
  - $6,060.70
- **Municipality of Brockton**
  - Training
  - $525.00
- **Bluevale Community Committee**
  - Hall Rentals
  - $100.00
- **Municipality of Morris-Turnberry**
  - Property Taxes & Waste Bins
  - $1,196.06
- **Minister of Finance**
  - EHT - August 2018
  - $576.27
  - WSIB
  - $753.17

- **Council Payroll- August**
  - Payroll
  - $15,887.63
  - Expenses
  - $240.90
- **August 22 2018**
  - Payroll
  - $14,675.89
  - Expenses
  - $953.70

| General Total | $90,325.96 |

### Building Department
- **Bell Mobility**
  - Cell Phones
  - $169.55
- **Foxton Fuels**
  - Vehicle Fuel
  - $93.01
- **Minister of Finance**
  - EHT - August 2018
  - $239.77
  - WSIB
  - $354.12

<table>
<thead>
<tr>
<th>Payroll</th>
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<tbody>
<tr>
<td><strong>August 8 2018</strong></td>
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</table>
| Payroll
| $7,735.61 |
| Expenses
| $196.00 |
| **August 22 2018** |
| Payroll
| $7,127.69 |
| Expenses
| $166.10 |

| Building Total | $16,083.85 |

### Property Standards
- **Keppel Creek**
  - Property Standards & Bylaw Enforcement
  - $289.55

| Property Standards Total | $289.55 |

### Drainage
- **Hydro One**
  - Hopper Pump
  - $31.75
- **John McKercher Construction Ltd.**
  - Robb Municipal Drain
  - $1,697.60
- **RJ Burnside & Associates**
  - Blyth Creek Municipal Drain
  - $5,922.07

| Drainage Total | $7,651.42 |

### Parks & Cemeteries
- **Hydro One**
  - Kinsmen Park
  - $31.83
- **PE Ingls Holdings Inc.**
  - Portable Unit
  - $158.20
- **Pai-Da Landscaping Ltd.**
  - Bluevale Ball Park
  - $305.10
- **Municipality of Morris-Turnberry**
  - Kinsmen Park
  - $527.82

| Parks & Cemeteries Total | $1,022.65 |
### Belgrave Water

<table>
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<tbody>
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<td>Hydro One</td>
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<td>Hydro One</td>
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<td>Kincardine Cable</td>
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<td>QMI-SAI Canada Limited</td>
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<td>Veolia Water</td>
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**Water Total** 9,590.73

### Landfill

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<td>RJ Burnside &amp; Associates</td>
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**Landfill Total** 62,161.43

### Roads

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<td>Bell Canada</td>
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<td>Hydro One</td>
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<td>Stainton Hardware</td>
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<td>Schmidt's Power Equipment</td>
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<tr>
<td>CE MacTavish Limited</td>
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<tr>
<td>Foxton Fuels</td>
</tr>
<tr>
<td>United Rentals</td>
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<td>Ryan Construction</td>
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<td>Edgar's Feed &amp; Seed</td>
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<td>Joe Kerr Ltd.</td>
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<td>Radar Auto Parts</td>
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<td>McGavin Farm Equipment</td>
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<td>Neils Repair Service</td>
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<td>BM Ross &amp; Associates Ltd.</td>
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**Roads Total** 92,471.99

### Payroll

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**Account Total** 279,597.58

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**Approved By Council:**

September 4 2018

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**Mayor - Paul Gowing**

**Treasurer - Nancy Michie**
## General

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<td>Wingham Regional Silverstick</td>
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<td>AMO Conference - Parking</td>
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<td>2018 Q3 Education Levy</td>
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## Payroll

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<th>Building Total</th>
<th>Parks &amp; Cemeteries Total</th>
<th>Water Total</th>
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## Property Standards

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## Drainage

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<th>Drainage</th>
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## Parks & Cemeteries

<table>
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<th>Parks &amp; Cemeteries</th>
<th>Amount</th>
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<tr>
<td>Phone</td>
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<td>Water Total</td>
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### Landfill

<table>
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<tr>
<th>Company</th>
<th>Product/Service</th>
<th>Cost</th>
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<td>Morris Landfill</td>
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<td>Curbside Pickup - September</td>
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### Roads

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<thead>
<tr>
<th>Company</th>
<th>Product/Service</th>
<th>Cost</th>
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<tr>
<td>Hydro One</td>
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### Payroll

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**Approved By Council:**

September 18 2018

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**Mayor - Paul Gowing**

**Treasurer- Nancy Michie**
## General

<table>
<thead>
<tr>
<th>Account</th>
<th>Description</th>
<th>Amount</th>
</tr>
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<tbody>
<tr>
<td>Hydro One</td>
<td>Streetlights</td>
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<tr>
<td>Hydro One</td>
<td>Morris Office</td>
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### Payroll

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<th>Payroll (General Total)</th>
<th>Expenses (General Total)</th>
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<tbody>
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<tr>
<td>August 22 2018</td>
<td>14,675.89</td>
<td>953.70</td>
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### Building Department

<table>
<thead>
<tr>
<th>Account</th>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Bell Mobility</td>
<td>Cell Phones</td>
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<tr>
<td>Foxton Fuels</td>
<td>Vehicle Fuel</td>
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### Payroll

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### Property Standards

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**Property Standards Total** 289.55

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**Drainage Total** 7,651.42

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**Parks & Cemeteries Total** 1,022.65

**General Total** 90,325.96

**Building Total** 16,083.85

**Total** 106,409.81
## Belgrave Water

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**Water Total**: 9,599.73

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**Landfill Total**: 82,161.43

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**Roads Total**: 92,471.99

## Payroll

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**Account Total**: 279,597.58

**Approved By Council:**

Mayor - Paul Gowing  
Treasurer: Nancy Michie  
September 4 2018
COUNCIL MEETING CONCERNING  
A PROPOSED  
Site Plan and ZONING BY-LAW AMENDMENT  
affecting 30 McCrea Street, located in the Hamlet of Belgrave,  
MUNICIPALITY OF MORRIS-TURNBERRY

TAKE NOTICE that Council of the Municipality of Morris-Turnberry will be holding a Council meeting on Tuesday, September 18th 2018 at 7:30 p.m. in the Council Chambers of the Municipality of Morris-Turnberry, 41342 Morris Road, Brussels.

At the Council meeting, the Council will give consideration to a revised site plan and a proposed amendment to the Morris-Turnberry Zoning By-law.

BE ADVISED that the Council of the Corporation of the Municipality of Morris-Turnberry considered the zoning by-law amendment application at a Public Meeting, as required under Section 34 of the Planning Act, R.S.O. 1990, as amended, on April 3rd, 2018.

Pursuant to the Morris-Turnberry Procedural By-law,
Any person for the purpose of advancing the business of Council may:

1. Any person may submit written comments to the Clerk prior to 12 noon on Thursday September 13th, 2018; or

2. Any person desiring to verbally present new information on matters of fact, shall contact the Clerk to make a timed deputation at Council, prior to 12 noon on Thursday September 13th, 2018;

Please note - this is a Council Meeting, not a Public meeting, therefore attendees must follow the ‘deputation’ rules under the Procedural By-law.

Excerpt from the Morris-Turnberry Procedural By-law:

9) DEPUTATIONS
9.1 For the purpose of advancing the business of Council, person desiring to verbally present new information on matters of fact or make a request of Council shall contact the Clerk to make a timed deputation at council, subject to Sections 9.2 to 9.7, as shown below.

9.2 A written brief outlining the subject matter of the presentation shall be provided to the Clerk at the time of the request to appear and shall clearly state the nature of the business to be discussed, by Thursday noon prior to the meeting.
9.3 Deputations not providing sufficient notice may be heard at the discretion of a majority of members of Council present.

9.4 Deputations, at regular and special council meetings, shall be limited in speaking to not more than ten (10) minutes in total per person, per group or per organization. A delegation consisting of five or more members will be limited to two (2) speakers.

9.6 Council may refuse to hear Deputations when, in the opinion of Council, the subject of the presentation is beyond the jurisdiction of the Municipality.

9.7 No person will be permitted to address Council with respect to a specific personal issue, nor will a brief respecting such issue be listed on a Council Agenda. A written brief by any person with respect to personal issues may be forwarded to the Clerk for consideration by Closed Session.

Note: 1. The deadline for booking deputations and receipt of briefs by the Clerk for inclusion on the Agenda shall be noon, on the Thursday prior to the Meeting of Council, which is September 13th, 2018 @ 12 noon.

IF a person or public body made a written or oral submission at the public meeting held April 3rd, 2018, that person or public body is entitled to appeal the decision of the Municipality of Morris-Turnberry on the zoning by-law amendment to the Local Planning Appeal Tribunal (LPAT).

Notification of the decision of the Municipality of Morris-Turnberry on the proposed zoning by-law amendment and site plan, will be given in accordance with the Planning Act. If you do not qualify to receive notice under the Planning Act, being within 400 feet or 120 meters of the subject property, and you wish to receive notice of the decision you must make a written request to the Municipality of Morris-Turnberry at the address listed below.

ADDITIONAL INFORMATION relating to the proposed by-law amendment is available for inspection during regular office hours at the Municipality of Morris-Turnberry, Municipal Office, 41342 Morris Road, Brussels (519-887-6137) Ext 21 and the Huron County Planning and Development Department, 57 Napier Street, 2nd floor, Goderich (519-524-8394 ext. 3).

Dated at the Municipality of Morris-Turnberry this 28th day of August, 2018.

Nancy Michie, Administrator Clerk-Treasurer
Municipality of Morris-Turnberry,
PO Box 310, 41342 Morris Road,
Brussels, ON N0G 1H0
(519)-887-6137
PURPOSE AND EFFECT
This application proposes to rezone Plan 162 Pt Lot 71 (30 McCrea St) from CF (Community Facility) to VR2-1 (Village Residential- Medium Density- Special Provisions). The rezoning is to allow for a single storey, multiple attached dwelling (up to 4 dwelling units) to be constructed and to recognize a reduced property frontage of 18.5m (61 ft). The minimum interior side yard setback is 9m from the west property line and 22m from the east property line. The minimum rear yard setback is 45m and the maximum building height is 9m. The subject property is approximately 0.5 ha (1.3 acres) in size and is subject to site plan control.

Attached:
1. Revised Site Plan
2. Draft By-law for the Zoning Amendment
WHEREAS the Municipal Council of the Corporation of the Municipality of Morris-Turnberry considers it advisable to amend Morris-Turnberry Zoning By-law 45-2014, as amended, of the Corporation of the Municipality of Morris-Turnberry; and

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

1. This by-law shall apply to Plan 162 Pt Lot 71 (Morris), in the Municipality of Morris-Turnberry and is comprised of Schedules 1-3.

2. By-law 45-2014 is hereby amended by changing from CF (Community Facility) to VR2-1 (Village Residential- Medium Density- Special Provisions). The zone symbol of the lands identified as ‘zone change to VR2-1’ on the attached Schedule 3.

3. Section 15.7 of By-law 45-2014 is hereby amended by the addition of the following:

   15.7.1 VR2-1
   Notwithstanding the provisions of Section 15.1 and 15.2 to the contrary, a single-storey multiple attached dwelling (to a maximum of four units) is also permitted on the lands VR2-1. Notwithstanding the provisions of Section 15.3 and 14.4, in the area zoned VR1-2 the minimum frontage of the lands is 18.5m, the minimum interior side yard along the westerly property boundary is 9m and the maximum building height is 9m. In addition, for a multiple attached dwelling the minimum rear yard requirement shall also be 45m and the minimum interior side yard along the easterly property line shall be 22m.

4. Key Map – Belgrave (Morris), By-law 45-2014 is hereby amended as shown on the attached Schedule 3 of this by-law.

5. All other provisions of By-law 45-2014 shall apply.

6. This by-law shall come into force pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

READ A FIRST TIME ON THE DAY OF , 2018.
READ A THIRD TIME AND PASSED THIS DAY OF , 2018.

________________________________________  _______________________________________
Paul Gowing, Mayor                                Nancy Michie, Administrator Clerk-Treasurer
SCHEDULE 1
CORPORATION OF THE MUNICIPALITY OF
MORRIS-TURNBERRY
DRAFT BY-LAW - 2018

By-law - 2018 has the following purpose and effect:

1. This application proposes to rezone Plan 162 Pt Lot 71 (30 McCrea St) from CF (Community Facility) to VR2-1 (Village Residential- Medium Density- Special Provisions). The rezoning is to allow for a single storey, multiple attached dwelling (up to 4 dwelling units) to be constructed and to recognize a reduced property frontage of 18.5m. The minimum interior side yard setback is 9m from the west property line and 22m from the east property line. The minimum rear yard setback is 45m and the maximum building height is 9m. The subject property is approximately 0.5 ha (1.3 acres) in size and is subject to site plan control.

2. This by-law amends the Municipality of Morris-Turnberry Zoning By-law 45-2014. All other zone provisions apply.

3. The location map and key map showing the location to which this by-law applies are found on the following pages and are entitled Schedule 2 and Schedule 3.
Area to be amended from CF (Community Facility) to VR2-1 (Village Residential - Medium Density Special)
PLANNING & DEVELOPMENT
57 Napier Street, Goderich, Ontario N7A 1W2 CANADA
Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3
www.huroncounty.ca

To: Municipality of Morris-Turnberry
From: Jennifer Burns, Planner
Date: September 14th, 2018
Re: Zoning By-law Amendment for Plan 162 Pt Lot 71 (30 McCrea St)
Owner/Applicant: Municipality of Morris-Turnberry

RECOMMENDATION
It is recommended that the draft by-law for zoning by-law amendment application for Plan 162 Pt Lot 71 (30 McCrea St) be amended to add the following setbacks from the pumphouse property lines:
- 15m setback for the septic system
- 15m setback for the underground storm water management infrastructure
- 3m setback for the driveway

Further, it is recommended that a resolution be passed under S.34(17) of the Planning Act that no further notice be given in respect to the proposed amended by-law and that the amended zoning by-law be passed.

PURPOSE AND EFFECT
This application proposes to rezone Plan 162 Pt Lot 71 (30 McCrea St) from CF (Community Facility) to VR2-1 (Village Residential- Medium Density- Special Provisions). The rezoning is to allow for a single storey, multiple attached dwelling (up to 4 dwelling units) to be constructed and to recognize a reduced property frontage of 18.5m (61 ft). The minimum interior side yard setback is 9m from the west property line and 22m from the east property line. The minimum rear yard setback is 45m and the maximum building height is 9m. The subject property is approximately 0.5 ha (1.3 acres) in size and is subject to site plan control.

AGENCY COMMENTS

<table>
<thead>
<tr>
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| Municipal Staff | - A storm water management plan, an approved septic design by a qualified designer, and an engineered lot grading and drainage plan are required.  
- Property is subject to site plan control and an entrance permit will be required.  
- The proposed lot grading is not expected to have any negative impacts within the road allowance for McCrea Street throughout the limits of construction. The 150mm dia. Storm shall be directionally drilled under the concrete driveway (That can also be handled through site plan control). The public works department has no objection with regard to the proposed zoning amendment.  
- Lot grading has not changed significantly, however 24% grade at the east side of the parking area is one area of potential concern. |
| Neighbours      | Concerns have been raised verbally and in writing. See below. |
| Source Water Protection | - The Risk Management Official (RMO) from Ausable Bayfield Conservation Authority has issued a Section 59 Restricted Land Use Notice due to the proximity of the Belgrave Municipal Drinking Water System. The RMO has determined that a risk management plan is not required. The septic system for the proposed units must be completely outside the 100m zone, Zone A otherwise an Environmental Compliance Approval must be obtained from the MOECC. |

"Planning with the community for a healthy, viable and sustainable future."
| Municipal Engineer | - Strongly recommend the following setbacks from the pumphouse property lines:  
|                   | - 15m setback for the septic system, 15m setback for the underground storm water management infrastructure, 3m setback for the driveway  
|                   | - The dimensions that we have recommended for separation from property line for the stormwater management system and septic system have been met for the potential drilling of a new well on site in the future.  
|                   | - We would recommend that the location of the 300 mm diameter storm sewer collection pipe be reviewed and adjusted if required at the site plan approval process. |

Figure 1. Air Photo of Subject Property (Outlined in Yellow)
Figure 3: Concept Grading Plan
Figure 4. Example Elevation Drawing

Front

Rear

COMMENTS
The subject property is designated Hamlet on Schedule B of the Morris-Turnberry Official Plan and zoned CF (Community Facility) in the Morris-Turnberry Zoning By-law (Zone Map Belgrave). The property is currently used for the pumphouse for the Belgrave water system. The pumphouse will remain on the property and the CF zoning for the pumphouse portion will remain unchanged. The remainder of the parcel is proposed to be rezoned to VR2-1 to allow for a multiple attached dwelling (up to four units).

This Zoning By-law Amendment application was presented to Morris-Turnberry Council on April 3rd, 2018. Council made a decision to defer the application to allow more time to address the concerns of neighbours and to provide more information, including a detailed site plan.

Neighbours identified several concerns with the proposed development, including:
   a) Lack of information regarding septic effluent
   b) 10 ft setback to westerly lot line is not appropriate and does not provide space for an outdoor amenity area for future residents of the proposed building
   c) Wooden opaque fence with a minimum height of 1.75m should be required
   d) Loss of greenspace in the community
   e) The north elevation to accommodate the SWM system is significant
   f) Not in character with the neighbourhood; concerned about the visual appearance of the development
   g) Concerned about the future drinking water protection, development close to the well
   h) Concerned with a road running along their house and their backyard
   i) Increase in light, noise and traffic pollution

Following the April 3rd, 2018 Council decision for a deferral, the applicant and his planning consultant hosted a community meeting to meet with the neighbours directly impacted by the development. The meeting was hosted at the Euro-Parts boardroom on June 25th, 2018. The Mayor, Administrator Clerk-Treasurer, Chief Building Official, Planners, Developer, Planning Consultant and neighbours were all in attendance. At the meeting, the neighbours made it very clear that they are not in favour of any development on the subject land and insist that the land remain as an open green space.

Notwithstanding the neighbours desire to see the subject land remain as is, to confirm to staff that the development is technically feasible and to work to address identified concerns, the applicant and his consultant provided the following materials:
1. An updated concept site plan (see Figure 2) with the following amendments:
   a. Four residential units proposed instead of the initial six.
   b. Increased side yard setbacks to neighbouring homes.
   c. Removal of storm water management pond. Storm water management to be provided by catch basin and pipe.
2. Storm Water Management Concept Plan.
3. Concept Elevation Drawings (see Figure 4).
4. Confirmation from Certified Septic Designer that the Septic System proposed is viable.
6. Concept Lot Grading Plan (see Figure 3).

PLANNING REVIEW
The Municipality has declared the subject land to be surplus to their needs and are in the process of selling it. The sale is conditional on the rezoning from CF (Community Facility) to VR2-1 (Village Residential Medium Density- Special Provisions). Up until 2013, the subject property was zoned to permit residential development including a quadruplex or a senior citizens apartment building in the Morris Zoning By-law. The new Morris-Turnberry Zoning By-law came into force in 2013 and zoned the land Community Facility (CF) to recognize the existing pumphouse on the property. This application proposes to rezone the property to VR2-1 with special provisions to recognize the reduced lot frontage, location and height of the building. The key planning documents for the review of this application are the Planning Act, Provincial Policy Statement (2014), Huron County Official Plan and Morris-Turnberry Official Plan. Public comments received including those from neighbours are also reviewed.

Planning Act
The Planning Act (the Act) is provincial legislation that sets out the ground rules for land use planning in Ontario. It describes how land uses may be controlled, and who may control them. Section 2 of the Act states that Municipal Council in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

   (e) the supply, efficient use and conservation of energy and water;

   (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

   (h) the orderly development of safe and healthy communities;

   (i) the adequate provision of a full range of housing, including affordable housing;

   (n) the resolution of planning conflicts involving public and private interests;

   (p) the appropriate location of growth and development;

   (r) the promotion of built form that, (i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

As such, the proposed development efficiently uses municipal services which are also adequate for the development. The proposed development will make use of an existing infill lot and will connect to the existing municipal water system and road network with no extension of municipal services required.

Section 2 of the Act requires the adequate provision for a full range of housing and for the orderly development of safe and healthy communities. Residential development is directed to Settlement Areas, such as Belgrave. The subject land is an existing lot within the Settlement Area designation and is an appropriate location for compatible growth and development. It is noted that no relief is required from any residential zoning provisions other than the reduced frontage. The proposed development will add four residential units to the existing housing stock.
in the Municipality. The majority of homes in Belgrave are single detached; multi-unit residential homes may be more affordable and provide a fuller range of housing options within Belgrave.

Neighbours have raised numerous concerns and continue to have issues regarding the proposed development. The applicant provided a concept site plan, concept storm water management plan, confirmation that the septic system is viable, a planning justification report, concept lot grading and drainage plan and hosted a community meeting to explain and discuss the development with the neighbours. At the conclusion of the meeting neighbours expressed that they are not interested in any form of development on the property, including one single-detached dwelling. The applicant and neighbours have been unable to reach an agreement for what would be acceptable to everyone and as such, planning conflicts involving public and private interests remain.

**Provincial Policy Statement, 2014 (PPS)**
The Provincial Policy Statement provides policy direction on matters of provincial interest and planning decisions are required to be consistent with these policy directions. The PPS provides policy direction to ensure that communities are developed in a healthy, safe and efficient manner.

The following PPS policies shown in italics are highlighted for discussion for the subject application:

1.1.1 **Healthy Livable and Safe communities are sustained by:**
   a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
   b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
   c) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
   d) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;
   e) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;

The proposed development is an infill lot, will be connected to municipal water and to the existing Municipal road network. As such, the proposed development promotes a cost-effective development pattern that minimizes land consumption and servicing costs; the development promotes the efficient development of Belgrave. This development will provide for an increased range of housing options. The housing stock in Belgrave is primarily single detached bungalows. Older individuals and persons with disabilities may require housing that is accessible. The primary form of housing in Morris-Turnberry are older homes, which are expensive to retrofit for accessibility. The development of new four-unit bungalows will provide accommodation options and potentially remove land use barriers for persons with disabilities, and older persons, to allow for their full participation in society. The property is within the Settlement Area designation and given the proximity to neighbouring homes, a compatible residential development would be the most appropriate type of development for the property.

1.1.3.1 **Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.**

Belgrave is designated as a Settlement Area within the Morris-Turnberry Official Plan. The development of the subject land will allow for four new residential units within the Hamlet.
1.1.3.2 Land use patterns within settlement areas shall be based on:
   a) densities and a mix of land uses which:
      1. efficiently use land and resources;
      2. are appropriate for, and efficiently use, the infrastructure and public service
         facilities which are planned or available, and avoid the need for their unjustified
         and/or uneconomical expansion;

1.1.3.6 New development taking place in designated growth areas should occur adjacent to the
existing built-up area and shall have a compact form, mix of uses and densities that allow for the
efficient use of land, infrastructure and public service facilities.

1.4.1 To provide for an appropriate range and mix of housing types and densities required to
meet projected requirements of current and future residents of the regional market area,
planning authorities shall:
   a) maintain at all times the ability to accommodate residential growth for a minimum of
      10 years through residential intensification and redevelopment and, if necessary, lands
      which are designated and available for residential development;

This application will facilitate new development in a designated Settlement Area, within an
existing built up residential area. The proposed development represents the efficient use of a
large parcel of land that will be connected to Municipal water and the road network. A Storm
Water Management concept plan has been submitted in support of the application to
demonstrate that storm water will be appropriately dealt with and will outlet to the Municipal
storm system. Confirmation has been received that the proposed septic system is viable
including that there is adequate space on the subject property to accommodate it.

The subject property is approximately 1.3 acres in size. Neighbouring properties west of the
subject property are approximately 0.36 acres and to the south are approximately 0.28 acres in
size. Properties to the south and the west of the subject property are of an approximate average
size for Belgrave. The neighbouring properties to the east of the subject property are larger than
the average lot size for Belgrave at approximately 1 acre with one single-detached house. The
proposed density on the subject property is one single story attached dwelling per 0.32 acres of
land. This proposed per-unit density is in keeping with the existing residential density on the
east side of Hamilton St.

1.6.6.2 Municipal sewage services and municipal water services are the preferred form of
servicing for settlement areas. Intensification and redevelopment within settlement areas on
existing municipal sewage services and municipal water services should be promoted, wherever
feasible.

The subject property will be serviced by municipal water. As municipal sewer is not available, a
viable septic system will be installed on the subject property, to the satisfaction of the Chief
Building Official. This application promotes the redevelopment and intensification of a property
currently serviced by municipal water and roads.

Development is to be sensitively located on the property, respect surrounding land uses and
have minimal impacts to neighbours. The development will make use of an infill lot within a
residential area and will connect to existing municipal infrastructure. Studies have been
provided by the developer and his team of professionals; and are included as an appendix to
this report. The studies demonstrate that the development is feasible and appropriate for the
subject property.

The proposed development is consistent with the Provincial Policy Statement, 2014.
Huron County Official Plan
The Huron County Official Plan provides policy direction for growth and development within the County over the long-term. Planning applications are evaluated for conformity with the Huron County Official Plan policies, in combination with the lower tier’s Official Plan. The policies of most relevance to the subject application are shown in italics below.

Tertiary Settlement Areas are villages and hamlets which are serviced by individual or private communal on-site services. Development in these areas will be small-scale and limited to infilling and rounding out. These communities are intended to provide fewer opportunities for growth, a limited variety of services, and employment opportunities that are in keeping with the rural setting and character of the community.

5) In Towns, Villages and Hamlets, the efficient use of land and services is encouraged through increased intensification. Intensification includes redevelopment, infilling, and expansion or conversion of existing buildings. The following targets are established to promote and monitor housing intensification:
   a) 20% of total residential development in Primary Settlement Areas will be accommodated through intensification.
   b) 10% of total residential development in Secondary Settlement Areas will be accommodated through intensification.
   c) Tertiary Settlement Area and Lakeshore Residential Area densities and intensification opportunities will be based on the provision of adequate servicing.

6) Intensification will respect and be compatible with existing neighbourhood characteristics and heritage areas.

7.3.2 HOUSING and INTENSIFICATION
1) Market pressures and changing demographics are altering the form of housing types and the density of residential development. To accommodate these changes, and to address issues related to accessibility, mental health and low income, communities will:
   a) Encourage mixed use development;
   b) Contain an increase in overall density; and
   c) Provide adaptable forms of housing.

The proposed zoning by-law amendment application will facilitate for increased range of residential development (single-storey four-plex) within the Municipality. The subject lands are an undeveloped infill lot that has been declared surplus by the Municipality. The Huron County Official Plan directs residential development to Settlement Areas, such as Belgrave, and encourages a range of housing types. The development of the property will respect and be compatible with existing neighbourhood characteristics. As shown in Figure 4, the development will be one storey with attached garages and a brick façade. Many homes in Belgrave are bungalows with brick exterior. This development is in keeping with the character of the neighbourhood. As noted previously, the subject property will be serviced by municipal water. As municipal sewer is not available, a viable septic system will be implemented on the subject property. This application will facilitate residential development in an area that is appropriately designated for such growth.

The application conforms to the Huron County Official Plan.

Morris-Turnberry Official Plan
In the Morris-Turnberry Official Plan, Belgrave is classified as a Hamlet. S.6.5.1 states that “the primary use of land in the Hamlet designation is residential in the form of single detached dwellings. Other types of dwellings may be permitted subject to compatibility with the surrounding area, adequate services and rezoning.” The Morris-Turnberry Official Plan also
promotes the efficient use of land and services through intensification including infilling, provided that infill lots are adequately able to provide and support necessary servicing.

The entire SWM system is considered private and will be the responsibility of the developer to maintain. The proposed septic system calculations have been reviewed by the Chief Building Official, who does not have any outstanding concerns. The Director of Public Works is satisfied with the submitted SWM proposal and also does not have any outstanding concerns at this time. The materials provided demonstrate the site is large enough to accommodate a suitably sized septic system (with weeping bed), an appropriate outlet to the municipal storm system as demonstrated in the submitted Stormwater Management Concept Plan, and there is municipal water available for the subject lands.

Example elevation drawings have been provided by the applicant (see Figure 4). Detailed elevation drawings will be provided through site plan control. The development will be a single-story, four unit building as required by the proposed VR2-1 zone provisions, which also ensures that the development is setback adequately from the property lines. The proposed building is conceptually shown to have a brick façade and attached garages. The rear of the proposed building will back on to existing residential backyards to the west and the special provisions of the proposed rezoning establishes a setback greater than what is normally required for a 4-unit residential building or single detached dwelling. The majority of homes in Belgrave are bungalows with attached garages. This proposal is both in keeping with the existing character of, and compatible with, the neighbourhood.

The proposed development conforms to the Morris-Turnberry Official Plan.

Outstanding Concerns
Neighbours identified several concerns with the proposed development, including:

b) Lack of information regarding septic effluent
   The developer has provided confirmation from a Certified Septic Designer that the proposed septic system concept is viable, the amount of effluent is less than 4500L per day and will fit on the subject property. The Chief Building Official (CBO) is satisfied with the concept and a complete septic system design will be required through the site plan control process.

c) 3m setback to westerly lot line is not appropriate and does not provide space for an outdoor amenity area for future residents of the proposed building
   A 9m setback to the westerly interior side lot line is now proposed to provide more space for privacy to neighbouring property owners. The Zoning By-law requires a 3m interior side yard setback and an 8m rear yard setback. Even though this westerly side yard functions as a rear yard, it still exceeds the minimum setback for both a rear yard and side yard. Neighbours stated their concerns regarding the lack of space between the 4-plex and lot lines. The updated Concept Site Plan demonstrates that the proposed development will be 9m from the westerly lot line and 22.9m to the easterly lot line. The backyards of each of the 4 units will face the backyard of each residential neighbour, providing further separation from neighbours homes to the proposed units.

d) Wooden opaque fence with a minimum height of 1.75m should be required
   A planting strip is required by the By-law. It can be substituted with an opaque fence with a minimum height of 1.75m through the site plan process, which the developer is willing to provide.

e) Loss of greenspace in the community
   Although the loss of greenspace is a major concern for many community members, the greenspace in question is not highly visible as a potential community space for properties not backing on to the subject property. There is a
fully functional and built up park located in Belgrave on the west side of London Road (see map below with yellow star to identify location of the existing park and a 600m buffer from it).

All properties on the east side of London Road in Belgrave are within 600m of the existing greenspace and park on the west side of London Road. Community members living on the east side of London Road have expressed concerns about the safety of crossing the road to access the park. Potential improvements to pedestrian crossing of London Road could be explored in partnership with the Huron County Public Works Department.

f) The grade change at the northerly portion of the property to accommodate the SWM system is significant
   - The lot grading and drainage plan indicates there will be no grade change at the northerly portion. The CBO commented that the lot grading has not changed significantly, however identified the 24% grade at the east side of the parking area as one area of potential concern. The CBO is satisfied that this comment will be addressed through site plan control.

g) Not in character with the neighbourhood
   - The proposed development is in keeping with the character of the neighbourhood (design, density) as discussed above in the Morris-Turnberry Official Plan review section.

h) Concerned about the future drinking water protection, development close to the well
   - Comments from the Municipal Engineer recommended the following setbacks from the proposed pumphouse property lines: 15m setback for the septic system and underground storm water management infrastructure, 3m setback to driveway. The draft by-law should be amended to include these requirements.

i) Concerned with a road running along their house and their backyard
   - There will be a private driveway for residents of the proposed dwelling to access their home. An opaque fence is recommended between the driveway and the neighbours property line.

j) Increase in light, noise and traffic
Any traffic volume increases as a result of the development are not anticipated to adversely impact neighbours given the overall low density of development, which is the same as the majority of Belgrave. Light impacts will be addressed through site plan control, opaque fence be required through site plan approval along the north and east sides of the property to reduce the impact of vehicle headlights on neighbouring properties. Lighting on the units must be designed to ensure that lighting is confined to the building face, parking area and vicinity of the site and does not cast glare onto adjacent properties adversely affecting the use of the property or onto an adjacent public street which would pose a vehicular safety hazard. Noise impacts are anticipated to be acceptable as they are expected to be characteristic of a residential use.

The applicant has indicated that the required planting strip or alternatively the 1.75m opaque fence will be provided, whichever the Municipality prefers.

The Concept Site Plan and accompanying documentation demonstrates that the septic system, Storm Water Management system, four-unit dwelling and required parking spaces, viably fit on the subject property. The Chief Building Official is satisfied with the submitted materials as reviewed against the Building Code, and has no outstanding concerns at this time.

The Concept Site Plan demonstrates that the septic system is outside of the Wellhead Protection Area A, as required by the Risk Management Official (RMO) from the Ausable Bayfield Conservation Authority.

After review of all materials and public comments, the development has regard for S.2 of the Planning Act, is consistent to the PPS 2014, and conforms to the Huron County Official Plan and the Morris-Turnberry Official Plan.

It is recommended that the draft by-law for zoning by-law amendment application for Plan 162 Pt Lot 71 (30 McCrea St) be amended to add the following setbacks from the pumphouse property lines:

- 15m setback for the septic system
- 15m setback for the underground storm water management infrastructure
- 3m setback for the driveway

Further, it is recommended that a resolution be passed under S.34(17) of the Planning Act that no further notice be given in respect to the proposed amended by-law and that the amended zoning by-law be passed.

Sincerely,

[Signature]

Jennifer Burns
Planner
Stormwater Management Design Report for:

Dave Franken, 30 McCrea Street
Municipality of Morris-Turnberry (Belgrave)

GMBP File: 318019
August 2018
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BELGRAVE STORM SYSTEM

APPENDIX B:
EXISTING SITE CONTOURS

APPENDIX C:
SITE LAYOUT CONCEPT

APPENDIX D:
PROPOSED STORMWATER MANAGEMENT SYSTEM
1. INTRODUCTION

This report has been prepared by GM BluePlan Engineering Limited to document the design of the stormwater management system for the proposed residential development at 30 McCrea Street in the Municipality of Morris-Turnberry (Belgrave).

The Owner is required to have a Professional Engineer design a stormwater management system and have said Engineer supervise and certify that the stormwater management system was installed in accordance with the approvals given under Section 41 of the Planning Act.

A topographic survey of the site was completed by GM BluePlan Engineering Limited. The conceptual site plan was prepared by Labrecque Patterson & Associates Inc. As this report is being generated at the conceptual site plan stage, it is feasible that minor revisions will be required once final site plan drawings have been prepared.

2. SITE INFORMATION

The 0.54-hectare site, located at 30 McCrea Street in Belgrave, is bound by existing residential lands to the west, north and east, and an existing road (McCrea Street) to the south. There is currently a municipal well house located on the property, which is proposed to be severed and retained by the Municipality.

Under existing conditions, stormwater runoff sheetflows overland in a northerly direction towards the abutting properties and Jane Street, and discharging into an existing 400mm diameter storm sewer on Jane Street. The existing 400mm diameter storm sewer on Jane Street ultimately discharges to the Courties Municipal Drain located on the east side of Belgrave. Under existing conditions, the peak flow rate from the site is calculated to be 42 L/s during the 100-year design storm event.

The site currently consists of a municipal well house, with the remainder of the property being vacant. The intent of the Owner at this time is to construct a 605 m² (6,510 ft²) 4 unit residential building, along with approximately 790 m² (8,400 ft²) of parking and access driveway. A private on-site septic system will also be constructed on the property for sewage treatment purposes. For the purposes of this exercise, the property was determined to have an ultimate impervious area of 1,395 m², representing 26% of the site.
Following development, runoff generated from the impervious areas of the site will be directed to a proposed surface ponding and underground storage system (superpipe) to be constructed along the east side of the property, ultimately discharging to the existing storm sewers on McCrea Street.

A plan of the existing storm sewers in the settlement of Belgrave, as provided by the Municipality of Morris-Turnberry, is provided in Appendix A. The existing site contours as determined by a topographic survey performed by GM BluePlan Engineering Limited is provided in Appendix B. A conceptual layout of the developed site, as originally prepared by Labreche Patterson & Associates, is provided in Appendix C.

3. STORMWATER MANAGEMENT DESIGN

3.1 Stormwater Management Criteria

The objectives of the stormwater management plan are as follows:

1. To attenuate the 100-year design storm event post-development runoff from the site to be equal to or less than the allowable capacity in the McCrea Street storm sewer system.

The 100-year design storm event for Goderich was analyzed to determine the impact on this site. Runoff calculations were performed using the Rational Method to determine intensity and volume at various storm durations. The parameters used in the IDF calculation are as follows:

<table>
<thead>
<tr>
<th>Table No. 1: IDF Parameters (100-year storm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
</tr>
<tr>
<td>B</td>
</tr>
<tr>
<td>C</td>
</tr>
</tbody>
</table>

3.2 Outlet Capacity

As the outlet for the proposed stormwater management system is to existing storm sewers on McCrea, an evaluation of outlet capacity was completed.

Drawings provided by the Municipality of Morris-Turnberry identify that the existing storm sewer starts to the east of the site, in front of 32 McCrea Street. A survey has confirmed that the existing storm sewer system consists of a 300mm diameter storm sewer running to the east at a slope of approximately 6.4%, with final outlet into the open ditch of the Coutts Municipal Drain. The calculated theoretical maximum capacity of the existing storm sewer on McCrea Street was calculated to be 150 L/s.

Based on the capacity of the existing storm sewer system on McCrea Street, discharge from the site and the on-site stormwater management facility will be attenuated to the capacity of a 150mm diameter storm sewer at 0.1% grade. Therefore, the allowable release rate from the site to the existing storm sewer system on McCrea Street is 5 L/s. This will attenuate the peak flow rate from the development to approximately 3.3% of the capacity of the existing storm sewers on McCrea Street.
3.3 Post-Development Drainage Areas

For analysis purposes, the site was modelled as one (1) drainage catchment, utilizing only the developed area of the site (1,395 m²).

*Catchment 100 (0.14-hectares, 95% impervious)* represents the entire developed site, including the rooftop of the proposed building, and the parking and access driveway. The undeveloped portions of the site, including landscaped areas and the proposed septic system, will continue to drain to the north as per existing conditions.

Stormwater runoff generated from the developed parts of the site will sheetflow overland to a proposed catch basin inlet located in the centre of the parking area. Runoff will be collected and attenuated in a proposed underground superfine, ultimately discharging to the existing storm sewers located in front of 32 McCrea Street.

3.4 Routing

The Rational Method was used to create the runoff and storage volumes required. The catchment parameters used were as follows:

<table>
<thead>
<tr>
<th>Table No.2: Catchment Parameters</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Catchment</strong></td>
</tr>
<tr>
<td>100 Pre</td>
</tr>
<tr>
<td>100 Post</td>
</tr>
</tbody>
</table>

The storage volume required to attenuate the post-development flows to the allowable release rate of 5 L/s was calculated via the Rational Method. Based on these calculations, the storage volume required was identified to be 59 m³. The following is a summary of the Rational Method storage volume calculations:

<table>
<thead>
<tr>
<th>Table No.3: Volume Calculations (100-year Return Storm)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Time (mins)</strong></td>
</tr>
<tr>
<td>10</td>
</tr>
<tr>
<td>20</td>
</tr>
<tr>
<td>40</td>
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<tr>
<td>60</td>
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<td>80</td>
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<td>100</td>
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<td>120</td>
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<tr>
<td>140</td>
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<tr>
<td>160</td>
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<tr>
<td>180</td>
</tr>
</tbody>
</table>
To provide the required storage volume of 59 m³, the proposed stormwater management system will consist of a depressed storage area in the parking lot, approximately 37m long by 12m wide with a maximum depth of 0.12m, which will provide approximately 13.5 m³ of runoff. A catch basin located in the parking lot will convey flows to a 300mm diameter storm sewer, 40m in length, running to the south at 0.1% grade. This storm sewer will then connect to a 1,200mm diameter superpipe, also 40m in length and similarly running south a 0.1% grade. The 1,200mm diameter superpipe will discharge via a 150mm diameter storm sewer connected to the existing catch basin in front of 32 McCrea Street, all as shown on the drawing provided in Appendix D.

The calculated total storage volume of the proposed system is summarized below:

Table No.4: Storage Volumes

<table>
<thead>
<tr>
<th>Component</th>
<th>Description</th>
<th>Volume</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking Area</td>
<td>Surface Ponding in Parking Lot</td>
<td>13.5 m³</td>
</tr>
<tr>
<td>300mm Superpipe</td>
<td>40m of 300mm diameter storm sewer</td>
<td>2.8 m³</td>
</tr>
<tr>
<td>1200 mm Superpipe</td>
<td>40m of 1,200mm diameter superpipe</td>
<td>45.2 m³</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>61.5 m³</strong></td>
</tr>
</tbody>
</table>

The allowable release rate from the proposed stormwater management system will be achieved via the 150mm diameter storm sewer, and will not exceed 5 L/s. Complete draw down of the stormwater management system during the 100-year design storm event has been calculated to be 360 minutes (6 hours). The total stormwater management system storage capacity of 61.5 m³ exceeds the required storage volume of 59 m³.

The depth and grades of the existing storm sewers on McCrea were investigated and have been confirmed to be sufficient.
4. CONCLUSIONS

In summary, the features of the stormwater management system design for the proposed development are as follows:

1. The 100-year design storm event post-development flow rate from the site has been attenuated to the allowable release rate of 5 L/s.
2. The allowable release rate to the existing storm sewer on McCrea Street does not exceed 5 L/s, which represents approximately 3.3% of the capacity of the existing storm sewer.

All of which is respectfully submitted.

GM BLUEPLAN ENGINEERING LIMITED
Per:

Angela Kroetsch, P. Eng
APPENDIX A:
BELGRAVE STORM SYSTEM
APPENDIX B:
EXISTING SITE CONTOURS
APPENDIX C: SITE LAYOUT CONCEPT
APPENDIX D:
PROPOSED STORMWATER MANAGEMENT SYSTEM
PLANNING OPINION REPORT

30 McCrea Street
Belgrave, Ontario

PREPARED FOR:

Mr. Dave Franken

PREPARED BY:

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Date: July 19, 2018
Project No.: P-1125-18
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1. **INTRODUCTION**

Labreche Patterson & Associates Inc. has been retained by Dave Franken to provide this Opinion Report regarding the lands municipally known as 30 McCrea Street in the Village of Belgrave in the Municipality of Morris-Turnberry. The lands are being considered for purchase by Mr. Franken from the Municipality for the proposed development of four (4) bungalow townhouses. In order to facilitate this development proposal a Zoning By-Law Amendment to Municipality of Morris-Turnberry Zoning By-Law 45-2014 is required. This report is intended to provide additional comment and opinion in support of the proposed Zoning By-law Amendment.

2. **AREA DESCRIPTION**

The lands subject to development, herein referred to as the "subject property", consist of approximately 5,435 square metres of land that is currently owned by the Municipality of Morris-Turnberry that has been declared surplus. The original parcel currently consists of a municipal wellhouse. The subject property is located within the hamlet of Belgrave, in the Municipality of Morris-Turnberry and is currently vacant. The property has approximately 18.2 metres of frontage along McCrea Street and slopes from the north-west to the north-east.

![Subject Property](image1)

*Figure 1: 2015 aerial photo of the subject property (outlined in yellow) (Huron County GIS)*
The lands surrounding the subject property consist of residential uses in the form of detached residential dwellings and a vacant residential lot. The surrounding properties are designated "Hamlet" in the Municipality of Morris-Turnberry Official Plan and are zoned "Village Residential – Low Density (VR1)" in the Municipality of Morris-Turnberry Zoning By-law.

3. **PROPOSED DEVELOPMENT**

The proposed use and development of the site consists of the construction of a multiple attached dwelling (4 bungalow units) with driveways, an access driveway and parking area for 6 vehicles, weeping bed, and stormwater retention pond (Figure 2). Please refer to the plans and drawings that have been provided to the municipality.

![Figure 2: Conceptual elevations for illustration and discussion purposes only](image)

4. **PROVINCIAL POLICY STATEMENT (2014)**

The 2014 Provincial Policy Statement, issued under the authority of Section 3 of the Planning Act, came into effect on April 30, 2014. All applications submitted after April 30, 2014 shall be consistent with this policy. This document promotes building healthy, livable and safe communities, providing an appropriate mix of different land use types within the community, efficiently using services and facilities, maximizing opportunities for public transit use, and promoting intensification. All Planning Applications, including Zoning By-law Amendment applications, are required to be consistent with the policies contained within the PPS (2014).
Specifically, the following sections provide direction for development and support the proposed residential development on site:

Section 1.1.1: “Healthy, livable and safe communities are sustained by:

i) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;

ii) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long term needs;

iii) avoiding development and land use patterns which may cause environmental or public health and safety concerns;

iv) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;

v) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;

vi) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;

vii) ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs;

viii) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.”

Section 1.1.2: “Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.”
Section 1.1.3.1: "Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted."

Section 1.1.3.2: "Land use patterns within settlement areas shall be based on:

a) densities and a mix of land uses which:
   1. efficiently use land and resources;
   2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
   3. minimize negative impacts to air quality and climate change, and promote energy efficiency;
   4. support active transportation;
   5. are transit-supportive, where transit is planned, exists or may be developed; and
   6. are freight-supportive; and

b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated."

Section 1.1.3.3: "Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planning infrastructure and public service facilities required to accommodate projected needs."

Section 1.4.3: "Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market by:

b) permitting and facilitating:
   1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and
   2. all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;"
Section 1.6.6.4: "Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling and minor rounding out of existing development."

We are of the opinion that the Zoning By-law Amendment will facilitate the appropriate development of the subject lands with a use that is compatible with the surrounding community and is an efficient form of development. The proposed Zoning By-law Amendment is consistent with the policy direction of the 2014 Provincial Policy Statement by proposing the development of compatible infill residential dwellings on an underutilized parcel in a residential neighbourhood and efficient use of existing infrastructure.

5. **Huron County Official Plan (2013)**

The Huron County Official Plan was approved in 2013 and provides a long-term planning framework to implement the vision for development and growth within the County. The subject property is located within a Settlement Area. As per Section 7.2, it is a direction of the Official Plan to support strong and prosperous communities through the allocation of land base that allows for continued growth within existing urban areas and the prevention of sprawl and fringe development.

The subject property is located within a Secondary Settlement Area. As per Section 7.3, development within these areas is permitted to occur in the form of infill and rounding out. Section 7.3.2 of the Official Plan states that in support of market pressure and changing demographics, communities will encourage mixed use development, contain an increase in overall density and provide adaptable forms of housing. Further, the efficient use of land and services is encouraged through increased intensification, including redevelopment, infilling and expansion or conversion of existing dwellings and within Secondary Settlement Areas, 10% of total residential development is required to be accommodate through intensification. It is intended that intensification be respectful and compatible with the existing neighbourhood characteristics.

As per Section 7.3.4, development in partially serviced settlement areas will be contiguous and connected to available municipal services. Further, where full municipal services are not
available, a servicing options strategy is required and where a servicing options strategy recommends individual on-site services, it shall be demonstrated that site conditions are suitable for the long term provision of such services with no negative impacts. In this regard, in support of the proposed development, a Functional Servicing Report has been provided indicating that the provision of on-site services for the subject property is suitable for the long-term. The site is large enough to accommodate a suitably sized septic system (with weeping bed), stormwater management pond which would outlet to the municipal storm system, and will be connected to municipal water.

I am of the opinion that the proposed Zoning By-law Amendment conforms to the Huron County Official Plan as the amendment will facilitate the modest residential intensification of an underutilized property with low density residential development within a designated settlement area in accordance with the policies of the Official Plan and in support of direction to accommodate a portion of growth through modest residential intensification.


The Municipality of Morris-Turnberry Official Plan was adopted on August 22, 2006 and was recently amended by OPA #6, which was adopted by Morris-Turnberry Council in July 2017. The subject property is designated "Hamlet" under the Official Plan (Figure 3). The Official Plan identifies settlement areas, including Hamlets, as a focal point for non-agricultural development and growth within the municipality. As per Section 6.5, within the "Hamlet" designation, the primary use of land is residential, in the form of single detached dwellings and other types of dwellings, which may be permitted subject to compatibility with the surrounding area, adequate services and rezoning.

![Legend](image)

**Legend**
- COUNTY ROAD
- MUNICIPAL ROAD
- PARCEL FABRIC
- HAMLET
- NATURAL ENVIRONMENT
- OPEN SPACE & PARKLAND

Figure 4: Municipality of Morris-Turnberry Official Plan Schedule 'B' – Land Use Plan Belgrave
The Hamlet of Belgrave is classified as a "Secondary Settlement Area" under Section 6.1 of the Official Plan. Section 6.1.2 states that Belgrave is a secondary settlement area with partial municipal services and is intended to accommodate a limited amount of residential growth, new community facilities and employment uses.

As per Section 6.2, goals for Settlement Areas include the encouragement of redevelopment and intensification on underutilized properties, and the provision of a full range of housing forms and ownership/rental structures. As per Section 6.3.2, the efficient use of land and services is encouraged through intensification including: redevelopment, infilling and expansion or conversion of existing buildings including the establishment of second residential units within buildings. Further, the design of residential development within already established areas, including intensification, shall be considerate and sensitive to the character of the neighbourhood.

As per Section 6.3.2, Secondary Settlement Areas shall accommodate 10% of the total residential development through intensification and the Municipality will encourage intensification in settlement areas by supporting infill lots subject to the provision of adequate services.

Section 6.5.6 establishes the development standards within the "Hamlet" designation. Development within this designation must be compatible with surrounding uses, may take place either by registered plan of subdivision or consent/severance (where severances are used to infill), protect natural features, conform to Forest Conservation By-laws, be of a sufficient size to accommodate servicing, conform to groundwater protection criteria, connect to any available municipal services, be contiguous with existing development, and implement appropriate zoning.

In this regard, the proposed development will take place by way of site plan approval subject to the appropriate zoning being implemented, is a sufficient size to accommodate services, is contiguous with surrounding existing development, and will conform to any applicable Forest Conservation By-laws and groundwater protection criteria. Additionally, the subject Zoning By-law Amendment application will implement appropriate zoning for the subject lands to facilitate the development. Therefore, the proposed development meets the development standards as set forth in Section 6.5.6 of the Official Plan.
The subject property is also located within a Wellhead Protection Area, consisting of "Zone A - 100m Zone" on the east side of the property and "Zone B - 2 year time of travel" on the west side of the property (Figure 5). Areas designated as "Zone A" have a vulnerability score of 10, being more vulnerable, and areas designated "Zone B" have a vulnerability score of 6, being less vulnerable. Based on the Concept Plan, it appears that the location of the weeping bed will be primarily, if not completely, within Zone B. If a portion of the weeping bed is located within Zone A, as per Section 7.3.10, the location of the weeping bed should be as far as practically away from the wellhead and adhere to Ministry of Environment Guidelines for Individual On-site Sewage Systems.

Figure 5: Municipality of Morris-Turnberry Official Plan Schedule '6B' – Source Water Protection Wellhead Protection Areas Belgrave

I am of the opinion that the proposed four (4) multiple attached dwellings are compatible with the surrounding single detached residential dwellings. The proposed dwellings are allocated backyard spaces and sited such that the backyard space of each dwelling abuts the backyard space of the adjacent dwellings, ensuring a buffer between the townhouse dwellings and adjacent single detached dwellings of approximately 35 metres.

I am of the opinion that the proposed Zoning By-law Amendment conforms to the Municipality of Morris-Turnberry Official Plan as the proposed development will facilitate the compatible intensification of an underutilized property within the "Hamlet" designation with sufficient space to accommodate necessary services and is an efficient use of existing municipal services and infrastructure.

The Municipality of Morris-Turnberry Zoning By-law was approved on October 14, 2014 and consolidated July 5, 2018. The subject property is zoned “Community Facility (CF)” to recognize the existing municipal wellhouse that was part of the property (Figure 6). The CF Zone does not permit residential development. Within the CF Zone, a minimum lot area of 1,400 square metres, a minimum lot frontage of 25 metres, a minimum front yard depth of 15 metres, a minimum side yard depth of 9 metres, a minimum rear yard depth of 7.5 metres, a maximum lot coverage of 40%, and a minimum landscaped open space of 10% is required. The CF Zone would allow for a variety of community and institutional type uses. Development of the lands for any of the currently permitted range of uses could occur imminently subject to site plan approval. As the CF Zone does not permit residential uses, a Zoning By-law Amendment is required for the subject property to facilitate the proposed development.

![Figure 6: Municipality of Morris-Turnberry Zoning By-law Map](image)

8. **Proposed Zoning By-law Amendment**

As noted, the subject property is currently zoned “Community Facility (CF)”, which does not permit the proposed residential use. To facilitate the proposed development, a Zoning By-law Amendment is required to change the zoning of the subject property from CF Zone to “Village Residential – Medium Density (VR2)”. The VR2 Zone permits “multi residential use” and “a multiple attached dwelling (up to 4 dwelling units)”, which reflects the use and building proposed to be constructed on the subject property. The proposed development would comply with and
exceed the VR2 Zone regulations for setbacks etc. that would direct the use of the lands for this use.

I am of the opinion that the proposed VR2 Zone is an appropriate zone to facilitate the proposed development of the subject property and that the application of the VR2 Zone is in conformity with the Provincial Policy Statement, Huron County Official Plan, and Municipality of Morris-Turnberry Official Plan.

The subject lands are of a shape and size that their use as a single detached dwelling or other form of residential development would appear an inefficient use of the subject lands. The development of the property for a four (4) unit residential (bungalow) project is a modest increase in density for the area and is a suitable use of the subject lands.

As the owner of the subject lands, the Municipality had the ability to further develop the property for a community facility/use under the provisions of the existing CF Zone. Determining that this was not in the interests of the municipality, it is my understanding that the municipality has declared these lands surplus and has moved to sell the lands to another party. Mr. Franken’s proposal to purchase and develop the lands for a multiple attached dwelling project has been considered subject to obtaining necessary approvals and confirming that the use of the lands for this purpose is viable.

Supplemental materials as prepared have confirmed that a stormwater outlet for the property is viable, calculations have also confirmed the amount of effluent to be generated by the project and a suitably sized septic system can be accommodated on the lands. A site plan prepared by this office has also confirmed that all applicable setbacks of the VR2 Zone (if implemented) would be met or greatly exceeded through the positioning of the building etc. More than sufficient parking is also being provided to ensure no off-site impacts on the existing area. Additional details such as landscaping and lighting, grading, etc. would be addressed through a future site plan approval process where the municipality would ensure the public interest was being protected, which would ultimately follow/be required. On this basis, and with these factors being considered, I would opine that the rezoning of the lands to accommodate the proposal is an efficient use of the lands with minimal to no impact to the existing community. No relief from the zoning regulations that would be typical is being sought. The use of the lands for a development of a lesser density/size is not as efficient and as such, the modest increase should be considered good planning and supported.
9. CONCLUSION

The proposed development is consistent with or does not conflict with both the Provincial Policy Statement. The proposal complies with the relevant policies of the Huron County Official Plan, which designates the lands as being “Settlement Area”. The proposal also complies with the relevant policies of the Municipality of Morris-Turnberry Official Plan, which designates the lands as “Hamlet” and being within a Secondary Settlement Area.

The proposed use and development of the site consists of the construction of four (4) multiple attached dwellings with driveways, an access driveway and parking area for 6 vehicles, weeping bed, and stormwater retention pond. To facilitate the proposed development, a Zoning By-law Amendment is required to change the zoning of the property from “Community Facility (CF)” to “Village Residential – Medium Density (VR2)”, which permits the form of development proposed. Land use planning in Ontario is a policy led system established through the provisions of the Planning Act, the PPS. This top-down system is then implemented by municipalities through their Official Plans. The Official Plan being the most important tool for implementing the planning direction established by the Province. These documents all support the modest intensification of this property as proposed.

It is my professional opinion that the requested Zoning By-law Amendment is appropriate for the redevelopment of these lands:

- This form of development is supported by and is consistent with/conforms to all applicable Provincial Policy documents;
- The proposal conforms to the Huron County Official Plan and Municipality of Morris-Turnberry Official Plan;
- The proposed Zoning By-law Amendment to implement new zoning regulations on the subject property to facilitate the proposed development and align with provincial, county and municipal planning policies is appropriate for the development of the subject property and contributes to the provincial, county and municipal targets for intensification within settlement areas.
- The proposed development will result in the modest intensification of an existing underutilized property that is a sufficient size to accommodate the use and servicing.
- Supplemental materials have been prepared and considered to confirm the suitability of the lands and further this opinion.
Based on the above factors, it is our professional opinion that the requested Zoning By-law Amendment is appropriate for the redevelopment of these lands and represents good planning.

Scott Patterson, BA, CPT, MCIP, RPP
Principal, Senior Planner
Labreche Patterson & Associates Inc.
Walkerton Public Utilities Commission

System operators

In 2000, the Walkerton Public Utilities Commission was under the supervision of two men, brothers Stan and Frank Koebel. Both men had been working for the PUC since the 1970s, when they were teenagers and their father worked at the PUC. Neither man had formal training in public utility operation or in water management, but by 2000, both had been promoted to management positions on the basis of their experience. Both brothers carried certification as class 3 water distribution system operators, licenses obtained through a grandfathering program run by the Ministry of the Environment (MOE) and based on their work experience in their positions. Though Ontario law required that water systems operators receive 40 hours of continuing education per year, Stan Koebel interpreted this to include activities only marginally related to water systems, such as certification, and as a result neither brother used continuing education time to gain or maintain expertise in water safety.

As a result of their lack of formal training and their overseeing themselves, the Koebel brothers were relatively uninformed about water safety. Both later testified that they were not familiar with sections of the Ontario Drinking Water Standards documentation (ODWS) that dealt with tasks they needed to be aware of to do their jobs adequately: manager Stan Koebel had not read the section of the ODWS about identifying contaminated water, while foreman Frank Koebel had not read the chapter on chemical testing of water for safety purposes. Neither man had more than a passing familiarity with *E. coli* or the danger the bacteria posed to water systems, nor with chlorination standards and best practices.

Well system and maintenance

The wells that drew water for Walkerton were known as Well 5, Well 6, and Well 7, with Well 5 being both the southernmost and the closest to the residential portion of the township. Well 5, drawing water from depths of 5.5 to 5.8 metres (18.0 to 19.0 ft) and 7.0 to 7.3 metres (23.0 to 24.0 ft) through soft limestone, was brought online to the Walkerton water system in 1978, following a hydrological evaluation commissioned by the PUC. Because Well 5's aquifer drew partially from spring-fed, gravel-soiled zones that were prone to absorbing surface runoff, the hydrological evaluation recommended that Well 5 be monitored regularly to ensure that water was being drawn from lower well depths rather than higher ones. It also recommended that land usage in the immediate area of the well be limited in light of agricultural waste runoff being detectable in the well's water. Neither of these recommendations were implemented as conditions of operation when Well 5 received a Certificate of Approval in 1979. Multiple subsequent tests on the well between 1979 and 2000 continued to conclude that due to the shallow depth at which Well 5 was drilled and the tendency of its water level and makeup to be directly affected by surface runoff, caution toward contamination levels in the well was advisable.

Wells 6 and 7 were drilled more deeply and drew from areas of land with significantly less fractured bedrock than well 5.

In 2000, Ontario law indicated that in a community the size of Walkerton, at least thirteen water samples per month should be submitted for microbiological testing, with the samples being drawn from "the point at which the treated water enters the distribution system".
A longstanding standard at the Walkerton PUC, however, was to comply with an earlier governmental requirement of nine samples per month. Employees were instructed to collect four weekly samples from each of the three wells that served Walkerton. This meant that even in an ideal month, the PUC typically submitted one fewer sample than required by law; in practice, it was more common for eight or nine samples to be submitted than for thirteen to be. In addition, the samples that were submitted often had their points of origin mislabeled; for the sake of convenience, testing employees might draw two samples from one location but label the bottles as having come from two locations, or draw a water sample from the water supply of their own home rather than from within distribution points of the system. As a result, not all water sources were being tested adequately, and there was little regularity to which ones were tested when. Multiple Ministry of the Environment documents dating throughout the 1990s note that Walkerton's sampling practices were lacking. Walkerton was placed on a list of non-compliant municipalities in 1997, but removed shortly thereafter after assurances from Stan Koebel that compliance would improve. Nevertheless, a 1998 inspection verified that eight or nine samples were still the standard of collection in Walkerton. The PUC was again warned about noncompliance, and again Stan Koebel agreed to improve testing practices.

MOE reports throughout the 1990s also noted that the PUC was inadequately chlorinating water that ran through the Walkerton system. Best practices dictated that chlorine residual levels after fifteen minutes of contact between the chlorine and the water be maintained at 0.5 mg/L, with that level verified through daily testing; this would indicate that the water was being adequately purified of potentially-harmful microorganisms. Inspections in of the Walkerton system in 1991, 1995, and 1998 showed chlorine residual levels in the Walkerton system of between 0.12 mg/L and 0.4 mg/L, with a mean level of 0.27 mg/L. According to the later Walkerton Inquiry, "Stan Koebel testified that he generally set the chlorinator to slightly less than 0.5 mg/L and that Frank Koebel would lower it to approximately 0.3 mg/L several times a month." Both men felt that Walkerton water was adequately pure and safe without a 0.5 mg/L chlorine residual—they were known to willingly drink raw water from the wells—and they had received complaints from community members about system water tasting overly chlorinated. The PUC's evaluation of chlorine residual levels was typically performed weekly, rather than daily, and actual testing was often eschewed in favor of visually inspecting the "bubble" on the chlorinator for a "guesstimate" of the residual. These "guesstimates" would be noted in the PUC's daily operating sheets as if they were actual tested levels. When actual testing was performed, the 15-minute time frame of the test was often cut short, resulting in higher-than-reality chlorine residual readings.

Fecal coliform and *E. coli* testing on Well 5 between 1990 and 2000 showed ongoing deterioration in the quality of water from the well. In the mid-1990s, a provision for more intensive monitoring of wells susceptible to groundwater contamination was added to the Ontario Drinking Water Objectives (ODWO); however, the Ministry of the Environment (MOE) failed to apply this provision to reclassifying existing wells. As a result, despite tests repeatedly showing that Well 5 was prone to contamination, it did not have any contamination alarms or emergency shut-off mechanisms. April 2000 sampling done on water from Wells 5 and 6 showed fecal coliform present in Well 5's water, both raw and treated, but not in Well 6's. Well 7 was not running during this time period and was not tested. May 1, 2000 tests showed similar results, with Well 5 being the sole apparent contaminated water source.

May 15 water testing on the Highway 9 water main construction project in Walkerton returned
positive results for fecal coliform and *E. coli*. Due to inaccurate labeling of the samples' sources by PUC personnel, it was unclear to the testing laboratory which water samples had come from Walkerton's raw water versus its treated water, or which water had come from which well source; however, the laboratory notified Stan Koebel on May 17 that submitted samples had tested positive for *E. coli* and fecal coliform. Personnel from the testing laboratory, unaware that Ontario Drinking Water Objectives mandated the notification of the Ministry of the Environment in such a case, did not notify any agency besides the PUC of the failed testing results.

**Belgrave Development Moving Forward**

The above is a summary of the events of the Walkerton tragedy and if experience teaches us anything, we will repeat our mistakes!

Based on water usage standards per capita from the Permutit water and waste treatment data book, I have estimated the demand required for Hamlet of Belgrave to be somewhere between minimum 32,200 gals per day and at maximum 96,600 gals per day.

- Increased demand on any well site, can and will bring new factors into the design equation that must be reviewed and addressed. As an example, new and large weeping beds introduced into the well area could easily contaminate the source well(s) and cause permanent damage, so the 100M setback from the well was likely original design.

Therefore, has the initial design hydrology for the well(s) been reviewed to ensure new development will not stress the present design parameters?

- In the case of a fire at this development, is there enough capacity for adequate water supply for fire crews, especially if the fire should spread to another dwelling?

Has a design/demand review been conducted to ensure supply and pressure are available for such an event?

- In order to protect the water system for the citizens of Belgrave, what if any future liabilities are being assigned to the developer to address damage to the water supply?

I would suggest that a minimum period of at least 10 years be assigned to ensure any future damage to the well(s) for this area are financially addressed, so has this been considered?

It has been my experience in dealing with Cities and Municipalities that are pro development that little if any responsibility is accepted by the leadership when a major issue occurs, so for the citizens of Belgrave, who is accepting responsibility today and in future to ensure our water system is not and will not be harmed?
Following the above question, the citizens of Belgrave are already paying a very large amount of money for the present water system in the form of annual taxation, so will all new users to our system be charged the same amount in tax to use this system?

A few final questions, who owns the water system in Belgrave the citizens or the township? Who is responsible to ensure it is run safely and meets the objectives set out by the Province of Ontario? What department represents the Town on this matter?

I received my MOE certification for Water Treatment Plant Operations in October 1984. I’ve been involved in water treatment for over 20 years mainly industrial, but have installed and commissioned potable plants as large as 500,000 gals per day.

I spent 14 years working for Praxair Canada Inc. in the engineering division known as GSS (global service and supply) as a Controls System Designer and as the Commissioning Manager for air separation plants in Canada.

In my working career, I have been involved on projects in Canada, the US, Europe and abroad in the engineering areas noted above, so I am comfortable to speak to these fields.

I am certified with the Province of Ontario as a C. Tech, so I take this development matter seriously as it affects me and the home that I recently purchased in this area.

Best Regards,

Steven Sek C. Tech
Protecting Belgrave’s Green Space
(Do n’t put money before children)

Speaking Points:
1. We are vehemently opposed to the rezoning of the lots, at 30 McCrea St., from Community Facility (CF) to VR2-1. This would allow the property to change from a green space to a residential complex.

2. First of all, our 2 objections to the zoning change are: the need of a green space for children and families and secondly, that the proposed building structure (a four plex) does not match or fit into the existing plan of the surrounding single-family homes dwellings.
   - S.6.2 of the Morris-Turnberry Official Plan outlines the goals for Settlement Areas. “Residential development should protect and enhance the character and aesthetic quality of the settlement areas”. This proposal does not do that.
   - The current zoning for the lots is Community Facility (CF). Morris Turnberry zoning by-law lists many permitted uses, park, public as being one of them. That gives the families the right to request the green space to be maintained.
   - For every house built there was a building permit issued. Each permit applies some money towards a park. E.W. Park is not it.
   - We have approx. 150 homes on the Morris side of Belgrave. Parents refuse to send their young children across Highway 4 to the East Wawanosh Park. This is where Morris Council expects our kids to play? There is a safety issue.

3. This green space was 3 land locked lots. These have been in existence from the beginning of any historical planning. Council conveniently joined them and added a narrow part to the road (which was taken from the adjoining lot). The public was not informed. This Council is far from transparent. How can we, as rate payers in this community, believe that council enters into this decision (or any other) unbiased and open minded when: Mayor Gowing shows his cards in favour of the development in the special meeting that was held also called us selfish for not going along with development, Mr. Smuck hangs up on a resident in Belgrave, and the rest of Council wonders what is the problem. This is the message you present. How are we expected to feel? I give credit to Mr Heffer, he was the only one that said he will come in open minded and decide after all the information is laid out. I hope that still holds true. Is that not how a councillor is suppose to approach decision-making. At this point we have no confidence in this Council to be fair, to be accountable or to be just.
In Section “224 of the Municipal Act. It is the role of council,
- To represent the public and to consider the well-being and interests of the municipality; (the local community)
(d.1) To ensure the accountability and transparency of the operations of the municipality, including the activities of the senior management of the municipality;
- Accountability and transparency are a priority in maintaining public trust in council and in the management of your municipality.

The process of transparent decision-making may be seen as part of the foundation of the good governance of a municipality. Ladies and gentlemen, this foundation is
severely cracked. You need to remember one important key to maintaining public trust is to listen to your constituents.

4. We have been treated like stupid idiots through this process. The revised plan presented to us was simplistic, not to scale and showed no building details. The developer’s consultant showed an incomplete, out dated and useless plan and even the recent plan mailed out to every one was so small that you needed a magnifying glass to see any dimensions or details.

5. A question at the special mtg was asked about possible cosmetic changes or additions and the consultant said the proposal has to pass first, then maybe. The consultant just told the homeowners “to bad for you”. We don’t trust him or the developer because of that comment.

6. At the special meeting Mayor Gowing told the homeowners that only the families adjacent to the lots had relevant comments or concerns. No one else in the Morris side of Belgrave really cared. In fact he tried to tell us that we were all alone so basically roll over and give up. I tell you that we have a petition with 100 ish names. Everyone wants a green space (no playground equipment), everyone is concerned about property values and everyone is concerned about the makeup of the village and how this development, in the wrong location, would be unjustifiable for the village. P.S. We did not need to twist any arms to get a signature.

7. Talk about petty. The Township stopped cutting the grass on the lot, except by the road of course. So about 10 weeks ago, where the kids played baseball, the grass was left to grow. Villagers had to cut it. This was shameful. It was thumbing your nose at the families. The person who made the decision to stop the grass cutting should be fired. We pay that person’s salary remember that.

8. The demographics of Belgrave have changed. Retired folks are not the majority anymore. Today its younger families with children. So the Municipality is obligated to maintain a green-space for them. And we have the perfect one at 30 McCrea St. The East Wawanosh Park is not it sighting safety as the concern.

9. There is a huge complication with the projects elevation. To develop the proposed lot, the elevation at the northeast corner could be 8-10 feet. The slope would be difficult to maintain and the height would be a concern from the neighbour’s perspective. Also what about possible septic seepage out the sides? The elevation issue, as you can see, poses many problems.

10. Council, all we ask is that the green-space, at 30 McCrea St., be preserved. We don’t want playground equipment, just the green-space in that location. The families and children in the village would very much appreciate that.

11. We are in favour of development, but it should occur in proper areas. Areas that don’t affect the character and aesthetics of the existing village and don’t upset the lives of existing residents in anyway, please.

Thank you,
Concerned Belgrave ratepayers.
THE CORPORATION OF THE
MUNICIPALITY OF MORRIS-TURNBERRY
BY-LAW No. 66 - 2018

WHEREAS the Municipal Council of the Corporation of the Municipality of Morris-Turnberry considers it advisable to amend Morris-Turnberry Zoning By-law 45-2014, as amended, of the Corporation of the Municipality of Morris-Turnberry; and

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

1. This by-law shall apply to Plan 162 Pt Lot 71 (Morris), in the Municipality of Morris-Turnberry and is comprised of Schedules 1-3.

2. By-law 45-2014 is hereby amended by changing from CF (Community Facility) to VR2-1 (Village Residential- Medium Density- Special Provisions). The zone symbol of the lands identified as 'zone change to VR2-1' on the attached Schedule 3.

3. Section 15.7 of By-law 45-2014 is hereby amended by the addition of the following:

15.7.1 VR2-1
Notwithstanding the provisions of Section 15.1 and 15.2 to the contrary, a single-storey multiple attached dwelling (to a maximum of four units) is also permitted on the lands VR2-1. Notwithstanding the provisions of Section 15.3 and 14.4, in the area zoned VR1-2 the minimum frontage of the lands is 18.5m, the minimum interior side yard along the westerly property boundary is 9m and the maximum building height is 9m. In addition, for a multiple attached dwelling the minimum rear yard requirement shall also be 45m and the minimum interior side yard along the easterly property line shall be 22m.

4. Key Map – Belgrave (Morris), By-law 45-2014 is hereby amended as shown on the attached Schedule 3 of this by-law.

5. All other provisions of By-law 45-2014 shall apply.

6. This by-law shall come into force pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

READ A FIRST TIME ON THE 18th DAY OF September, 2018.
READ A SECOND TIME ON THE 18th DAY OF September, 2018.
READ A THIRD TIME AND PASSED THIS 18th DAY OF September, 2018.

Paul Gowing, Mayor
Nancy Michie, Administrator Clerk-Treasurer
By-law No. 66 - 2018 has the following purpose and effect:

1. This application proposes to rezone Plan 162 Pt Lot 71 (30 McCrea St) from CF (Community Facility) to VR2-1 (Village Residential- Medium Density- Special Provisions). The rezoning is to allow for a single storey, multiple attached dwelling (up to 4 dwelling units) to be constructed and to recognize a reduced property frontage of 18.5m. The minimum interior side yard setback is 9m from the west property line and 22m from the east property line. The minimum rear yard setback is 45m and the maximum building height is 9m. The subject property is approximately 0.5 ha (1.3 acres) in size and is subject to site plan control.

2. This by-law amends the Municipality of Morris-Turnberry Zoning By-law 45-2014. All other zone provisions apply.

3. The location map and key map showing the location to which this by-law applies are found on the following pages and are entitled Schedule 2 and Schedule 3.
Area to be amended from CF (Community Facility) to VR2-1 (Village Residential - Medium Density Special)