MUNICIPALITY OF MORRIS-TURNBERRY
COUNCIL CHAMBERS
41342 Morris Road
Tuesday, October 20th, 2015  7:30 pm

Minutes of the Meeting

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

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

Staff in Attendance:
Nancy Michie    Administrator Clerk Treasurer
Steve Fortier     Chief Building Official
Gary Pipe    Director of Public Works
Susanna Reid   Huron County Planner
Benjamin Kissner    Student Planner

Others in Attendance:
1. Denny Scott    The Blyth/Brussels Citizen
2. Jacquie Riggs  Wingham Advance Times
3. Bob Wattam    Landowner
4. Donna Wattam    Landowner
5. Tracy Birtch    Social Research & Planning Council Division of United Way
6. Mike Golley    Landowner
7. Becky Golley   Landowner
8. Donna Snell    Landowner
9. Murray Snell    Landowner
10. Harvey Holtzhauer    Landowner
11. Carman Bernard    Landowner
12. Dwayne Martin    Agent for Zoning Amendment
13. Lyle Campbell    Landowner
2) **Agenda:**
An addendum from the Clerk was added to the agenda for consideration, as the items were of a time sensitive nature.

**Adoption of Agenda:**

Motion: 390-2015 Moved by Sharen Zinn Seconded by Dorothy Kelly
“That the agenda for the meeting of October 20th, 2015 be adopted as amended.”
Disposition: Carried

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

4) **Minutes:**

Motion: 391-2015 Moved by Jim Nelemans Seconded by Jamie Heffer
“That the minutes of the October 8th & October 13th, 2015 Council Meetings, be adopted as circulated.”
Disposition: Carried

5) **Business from the Minutes**
1. **Amendment:** The Minutes from the October 8th, 2015 meeting were amended to say-
   Adjournment, Page 9: ‘this is deemed to be a 2-4 hour meeting’
   which replaced ‘this is deemed to be an over 4 hour meeting’.
2. There was no other business from the minutes to be discussed.

6) **Accounts**
6.1 **Account List:**

Motion: 392-2015 Moved by John Smuck Seconded by Sharen Zinn
“That the Accounts dated October 20th, 2015 be approved for payment in the amount of $161,668.68.”
Disposition: Carried
7) Planning:
Mayor Gowing stated that the Council would move from Regular Session into a Public Meeting under the Planning Act.

Susanna Reid – Huron County Planner and Benjamin Kissner – Student Planner were in attendance.
Bob and Donna Wattam - property owners were in attendance.
Steve Fortier joined the meeting, at this time.

7.1 Public Meeting- Housekeeping Zoning By-law Amendment:

1. Call to order - The meeting was called to order by Mayor Paul Gowing at 7:40pm.
2. Purpose of the Public Meeting – Mayor Gowing

PURPOSE AND EFFECT

This housekeeping Zoning By-law Amendment includes the following changes.
1. Addition of a 20% minimum landscaped open space provision to the Village Commercial – Highway (VC2) zone.
2. The addition of a 12 metre maximum height provision to the Village Industrial (VM1) zone.
3. Revision of Section 23.5 zone references to Residential zones. References to ‘R1 and R2 zones’ will be changed to refer to ‘VR1 and VR2 zones’.
4. Revision of Section 25 Floodway to replace the term ‘conservation project’ with ‘conservation’.
5. Site specific amendments apply to four properties as follows:
   • Corner of North Street and Arthur Street, Lower Town- Wingham: Legal Description: Pt Park Lot 32 RP 22R5900 Parts 2 to 4, Turnberry Plan 410. The property is zoned CF (Community Facility) and is proposed to be amended to a Village Industrial Zone (VM1). This property is 1.87 acres and the entire property is subject to the zone change.
   • 207 North St. West, Lower Town- Wingham Legal Description: Pt Park Lot 44 AS;RP 22R2845 Part 3 Plan 410. The property is zoned VM1 (Village Industrial) and is proposed to be amended to VM1-4 (Village Industrial Special Zone) to permit a residence accessory to an industrial use. This property is 1.22 acres and the entire property is subject to the zone change.
   • 215 North St. West, Lower Town- Wingham Legal Description: Pt Park Lot 44 AS;RP 22R2845 Part 2 Plan 410. The property is zoned VM1 (Village Industrial) and is proposed to be amended to VM1-4 (Village Industrial Special Zone) to permit a residence accessory to an industrial use. This property is 1.22 acres and the entire property is subject to the zone change.
   • 61 Corbett Drive, Belgrave Legal Description: Con 5, Pt Lots 2 and 3 RP;22R2816 Pt Parts 1 and 3 RP;22R3849 Part 1 RP 22R4804; Parts 1 to 4 and 8 to 10. The property is zoned NE2 (Natural Environment Limited Protection) and AG2-1 (Restricted Agriculture - Special). The area of property zoned AG2-1 (Restricted Agriculture – Special) and is to be amended to AG1 (General Agriculture). This property is approximately 32.6 ha (80.62 acres). The area to be rezoned is approximately 11.3 ha (27.9 acres).

This by-law amends the Municipality of Morris-Turnberry Zoning By-law 45-2014.
3. **County Planning Department** - Susanna Reid presented a power point presentation and reviewed the Zoning By-law amendments. The Planning Department recommends “that the housekeeping zoning by-law amendment be approved except for the proposed amendments to 207 North Street West and 215 North Street West, Lower Town Wingham”.

4. **Comments Received** – Nancy Michie advised that the comments received were circulated from: Saugeen Valley Conservation Authority, Maitland Valley Conservation Authority and the Source Water Protection; and that there were no other comments received.

5. **Applicants comments** – The applicant had no comments.

6. **Public comments** – There were no public comments.

7. **Council comments and questions** –

   The Council questioned the County of Huron recommendation for 207 and 215 North Street West, Lower Town and wondered what the County action would be if the Council approved the by-law. The Huron County Planner advised that her comments were based on the planning policies, to protect the area for future industrial development.

8. **Explanation of the Process following the Public Meeting by Mayor Gowing**

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

9. **Adjournment:**

   **Motion: 393-2015** Moved by John Smuck Seconded by Dorothy Kelly

   “That the meeting be adjourned and re-enter regular session of council.”

   Disposition Carried

   **Motion: 394-2015**

   “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.”

   Disposition Carried
7.2.2 Consideration of the By-law:

Motion: 395-2015 Moved by Jamie Heffer Seconded by Dorothy Kelly

“That By-law No. 71-2015 be passed as given first, second, third and final readings, being a by-law to adopt the Housekeeping Zoning By-law Amendment with the following changes:

1. Addition of a 20% minimum landscaped open space provision to the Village Commercial – Highway (VC2) zone.
2. The addition of a 12 metre maximum height provision to the Village Industrial (VM1) zone.
3. Revision of Section 23.5 zone references to Residential zones. References to ‘R1 and R2 zones’ will be changed to refer to ‘VR1 and VR2 zones’.
4. Revision of Section 25 Floodway to replace the term ‘conservation project’ with ‘conservation’.
5. Section 17.5 is amended by the following provision: Section 17.5.3 For the area zoned VM1-4, a residence is permitted as an accessory use to a use permitted by Section 17.1.

6. Site specific amendments apply to four properties as follows:

- **Corner of North Street and Arthur Street, Lower Town-Wingham**
  - Legal Description: Pt Park Lot 32 RP 22R5900 Parts 2 to 4, Turnberry Plan 410. The property is zoned CF (Community Facility) and is proposed to be amended to a Village Industrial Zone (VM1). This property is 1.87 acres and the entire property is subject to the zone change.

- **207 North St. West, Lower Town-Wingham**
  - Legal Description: Pt Park Lot 44 AS;RP 22R2845 Part 3 Plan 410. The property is zoned VM1 (Village Industrial) and is proposed to be amended to VM1-4 (Village Industrial Special Zone) to permit a residence accessory to an industrial use. This property is 1.22 acres and the entire property is subject to the zone change.

- **215 North St. West, Lower Town-Wingham**
  - Legal Description: Pt Park Lot 44 AS;RP 22R2845 Part 2 Plan 410. The property is zoned VM1 (Village Industrial) and is proposed to be amended to VM1-4 (Village Industrial Special Zone) to permit a residence accessory to an industrial use. This property is 1.22 acres and the entire property is subject to the zone change.

- **61 Corbett Drive, Belgrave**
  - Legal Description: Con 5, Pt Lots 2 and 3 RP:22R2816 Pt Parts 1 and 3 RP:22R3849 Part 1 RP 22R4804; Parts 1 to 4 and 8 to 10. The property is zoned NE2 (Natural Environment Limited Protection) and AG2-1 (Restricted Agriculture - Special). The area of property zoned AG2-1 (Restricted Agriculture – Special) and is to be amended to AG1 (General Agriculture). This property is approximately 32.6 ha (80.62 acres). The area to be rezoned is approximately 11.3 ha (27.9 acres), in the Municipality of Morris-Turnberry

Disposition Carried

Bob Wattam and Donna Wattam left at 8:00 pm.

Tracy Birtch – United Way arrived at the meeting at 8:00 pm.
7.3 Public Meeting- Zoning By-law Amendment- Dwayne Martin Proposal:

Mayor Gowing stated that the Council would move from Regular Session into a Public Meeting under the Planning Act.

Susanna Reid – Huron County Planner and Benjamin Kissner- Student Planner were in attendance.

Subject Lands: South Part Lot 28, Concession 1, Registered Plan 22R2958 Part 3 (69 Queen St) Turnberry.

Owner: Bruce Campbell
Agent: Dwayne Martin was in attendance.

Mike Golley, Becky Golley, Lyle Campbell, Donna Snell, Murray Snell and Harvey Holtzhauer were in attendance.

1. Call to order - The meeting was called to order by Mayor Paul Gowing at 8:00pm.
2. Purpose of the Public Meeting – Mayor Gowing

PURPOSE AND EFFECT

The purpose and effect of this application is to change the zoning on Part Lot 28, Concession 1 South Registered Plan 22R2958 Part 3 (69 Queen St) former Township of Turnberry from VR1 (Village Residential – Low Density) to VC2 (Village Commercial – Highway).

This re-zoning is required to permit the development of a motor vehicle sales establishment on the property. This proposed use includes the sale of used automobiles and a washing facility. The area of the subject property for this amendment is .4 ha (approximately 1 acre).

This by-law amends the Municipality of Morris-Turnberry Zoning By-law 45-2014.

3. County Planning Department - - Susanna Reid presented a power point presentation and reviewed the Zoning By-law amendments with the recommendation that the application for zoning by-law amendment be deferred:

‘To allow the applicant to meet with the neighbouring property owners and discuss the concerns raised and to receive the comments from the Huron County Health Unit.’

4. Comments Received – The Clerk received correspondence from the Huron County Health Unit, with no comments on the proposed zoning amendment

Correspondence was received from:
1. Michael and Becky Golley
2. Donna & Murray Snell
3. Lyle Campbell

A report was presented concerning a drainage issue for the property with a neighbouring property owner, Aart DeVos.

Presentations:
The following persons requested in writing to address Council on the matter:
1. Michael Golley
2. Donna Snell
3. Lyle Campbell verbally requested to address Council on the matter.

**Motion: 396-2015**

Moved by John Smuck Seconded by Sharen Zinn

“That the Council of the Municipality of Morris-Turnberry allow Lyle Campbell to address Council on the matter of the Zoning Amendment for Dwayne Martin – Concession 1 SPt Lot 28, Turnberry.”

Disposition Carried

The three (3) presentations were made with respect to the Zoning Amendment.

1. **Michael Golley** - opposition to the proposal, due to property value, Highway Traffic, Noise, Lights, Resale as Commercial Property, After-Hours Traffic, Drainage, and Snow Build-up and Removal. A copy of the presentation was submitted.

2. **Lyle Campbell** - opposition to the proposal, he agrees with Michael Golley. Drainage and snow are concerns which he feels will effect his property and if the business is not successful and is closed. He would have no problem with a house being built on the location.

3. **Donna Snell** - concerned about people missing the driveway and going on their property. Also concerned about theft, lights on the back yard, safety and traffic.

5. **Applicants comments** –

Dwayne Martin advised that he had talked to Aart DeVos concerning the drainage and he has agreed to an agreement for drain access. He stated he plans to maintain the lot in the best condition possible and address concerns. He felt the proposed trees would be a buffer.

6. **Public comments** –

1. **Harvey Holtzhauer** - He is concerned about the business proposal, environmental, pollution. The residential aspect attracted he and his family to Bluevale.

7. **Council comments and questions** –

1. That Aart DeVos only wanted access to the drainage, if maintenance was required.
2. Question to Dwayne Martin – does he have any other option for a location for the business.
3. In reference to concerns about County Road access- the County of Huron has criteria to meet and if the criteria is met, a permit can be issued for the proposal.
4. People don’t abide with the speed limit. A councilor stated that she knows what the traffic can be like.
5. It is difficult to mix commercial and residential.
6. The Council wish to know what uses are allowed in a VC 2 zone.
7. Question the drainage, if it will cost money for adjacent property owners.
8. This lot is ideal for residential- concern about planting trees.
9. If it remained residential- the driveway would be off Queen Street.
8. **Explanation of the Process following the Public Meeting by Mayor Gowing**
If the By-law is passed, the Clerk is required to send Notice of Passing of the By-law, to all persons and agencies notified of this Public Meeting. There is a 20 day objection period from the time Notice of Passing of the by-law has been mailed by first class mail, wherein submissions/letters of objections or support in respect to the passing of the by-law, will be received by the Clerk.

9. **Adjournment: 8:35 pm**

**Motion: 397-2015** Moved by Dorothy Kelly Seconded by Jamie Heffer

“That the meeting be adjourned and re-enter regular session of council.”

Disposition Carried

7.4 **Consideration of the By-law:**

1. **Consideration of the Zoning By-law:**

**Motion: 398-2015** Moved by Dorothy Kelly Seconded by Jim Nelemans

“That the By-law for the zoning amendment for the South Lot of Lot 28 Concession 1, Turnberry, be deferred to allow the applicant to meet with the neighbouring property owners and discuss the concerns of the Zoning Amendment that were raised.”

Disposition Carried

Dwayne Martin, Mike Golley, Becky Golley, Lyle Campbell, Donna Snell, Murray Snell and Havey Holtzhauer left the meeting at 8:40 pm.

8) **Building:**

**8:45 pm**

*Steve Fortier- Chief Building Official was in attendance.*

8.1 **Building Report:**

A report was presented and reviewed by Steve Fortier- Chief Building Official.

A Confidential Report was handed out at the meeting

1. **August and September, 2015 Building Report:**

**Motion: 399-2015** Moved by John Smuck Seconded by Dorothy Kelly

“That the Council of the Municipality of Morris-Turnberry receive the Building Report for August and September, 2015, as submitted October 20, 2015.”

Disposition Carried

Steve Fortier left the meeting at 8:47 pm.
9) Drainage:

Douglas Municipal Drain Report – 2015
Chris Dietrich of Dietrich Engineering Limited was in attendance.
Gary Pipe- Public Works Coordinator/Drainage Superintendent was in attendance.
Property Owner - Carman Bernard was in attendance.

1. Presentation of Report- under Section 4 and Section 78 of the Drainage Act.
Chris Dietrich reviewed the report.
Chris Dietrich, Dietrich Engineering Limited presented the report for the Douglas Municipal Drain.

2. Under Section 4 of the Drainage Act, under Section 4, the petitioner may withdraw at this time. Therefore, Janis Bray may withdraw her name, in regards to the Section 4 portion of the drainage works.
Janis Bray was not in attendance.
Carman Bernard questioned why the drain crosses Cranbrook Road two times. Chris Dietrich explained the reasoning.

3. Consideration of By-law:

Motion: 400-2015 Moved by John Smuck Seconded by Jamie Heffer
"That By-Law No. 69-2015 be adopted as given first and second readings, being a by-law to provisionally adopt the Douglas Municipal Drain Report-2015."
Disposition Carried

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

Motion: 401-2015 Moved by Jamie Heffer Seconded by Dorothy Kelly
"That the Court of Revision for the Douglas Municipal Drain be set for November 17th, 2015 and the project be tendered for results to be presented on the same date."
Disposition Carried

5. Members for the Court of Revision:

Motion: 402-2015 Moved by Jim Nelemans Seconded by Sharen Zinn
"That the Members for the Court of Revision for the Douglas Municipal Drain be: 3 members consisting of Mayor Paul Gowing, Deputy Mayor Jamie Heffer and John Smuck."
Disposition Carried

Gary Pipe, Chris Dietrich and Carman Bernard left the meeting at 9:00 pm.
10) **Deputation:**
10.1 Social Research & Planning Council A Division of United Way Perth-Huron
9:00 pm

Tracy Birtch – Director of SRPC was in attendance and made a power point presentation on ‘A Living Wage’ report.

**Motion: 403-2015** Moved by Sharen Zinn Seconded by Jim Nelemans


Disposition Carried

Tracy Birtch left the meeting at 9:28 pm.

11) **Business**

11.1 **2016 Draft Budget of Saugeen Conservation**
The draft budget is an increase of 1.9% over the 2015 levy in the amount of $30,379. The Morris-Turnberry increase for 2016 is $5.00 from 2015.

**Motion: 404-2015** Moved by John Smuck Seconded by Dorothy Kelly

“That the Council of the Municipality of Morris-Turnberry approves the draft 2016 budget of the Saugeen Valley Conservation Authority.”

Disposition Carried

11.2 **Resolution**

**Motion: 405-2015** Moved by Jim Nelemans Seconded by Dorothy Kelly

“That the Council of the Municipality of Morris-Turnberry file the resolution from Parry Sound – AMO call for donations to assist Syrian Refugees.”

Disposition Carried

11.3 **Huron County Federation Annual Regional Meeting**
Thursday, October 29th, Holmesville Community Hall, 6:30 Social, 7:00 Dinner

Mayor Gowing will attend as Warden and Morris-Turnberry Representative.

11.4 **Financial Report as of September 30, 2015**
The report was reviewed by Council. It was noted that the Council budget was low compared to other Councils within the County. The budget was based on a low actual number from 2015.

11.5 **Saugeen Conservation Authority**

**Conservation Authorities Act Review Discussion Paper comments**

**Motion: 406-2015** Moved by Dorothy Kelly Seconded by Sharen Zinn

“That the Council of the Municipality of Morris-Turnberry concurs with the recommendations from the Saugeen Conservation in regards to the Conservation Authorities Act Discussion Paper.”

Disposition Carried
11.6  Thrift Shop Brussels
Request to drop off large items-
Paul Gowing has discussed the matter with the group

Motion: 407-2015   Moved by Jamie Heffer    Seconded by Dorothy Kelly
“That the Council of the Municipality of Morris-Turnberry recommend that arrangements
be made with the Thrift Shop Brussels to set up for large items at no charge, one time per
month.”
Disposition   Carried

12)  Council Reports:
Jamie Heffer:
He attended a North Huron Shared Services meeting on October 14th. Good discussion.

Sharen Zinn: No report

Jim Nelemans:
He attended a Belmore Community Centre meeting October 19th. The ice is good and is
going in.
He attended a Core Team meeting on October 15th. This is to wrap up in November.
The group is meeting with North Huron and Howick core teams.

Dorothy Kelly:
She attended a BMG meeting. Tuckersmith Communications is coming to Brussels.
The BMG CC is working on fundraising. The Committee has a deficit for 2015.

John Smuck:
He attended a North Huron Shared Services meeting on October 14th.
He attended a Bluevale Hall meeting on October 13th. On November 10th the Bluevale
Hall will have a Public meeting at 7:00 pm to elect a new committee.

Mayor Paul Gowing:
As Warden he attended an Art Show Sale at the Museum on October 17th.
On October 10th he had a Tour of the Goderich Salt Mine.

13)  Items for Information
1. Request for Municipal Drainage Repairs – Npt Lot 28 Concession 10 Turnberry
2. Thank you – Tabetha Hayden
3. Ministry of Community Safety and Correctional Services – Interim Fire Marshal
4. Huron Local Food and Drink Strategy – Tuesday, October 7th, 7:00 pm, Holmesville
5. Ontario’s West Coast – Tourism Dinner, October 22nd, Bayfield
6. FDNH Report

14)  Minutes
1. Saugeen Valley Conservation Authority
15) **Other Business:**
1. Lincoln Dinning Award – November 4th, 2015 at the County Council meeting.
   Morris-Turnberry will buy a table. Jim Nelemans, Jamie Heffer and a Business will attend. Dorothy Kelly will attend if needed.
3. Agenda for the Wingham Area Industrial Land Strategy meeting October 21st 7:00pm was handed out.

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

Denny Scott and Jackie Riggs left the meeting at 10:00 pm.

**Break:** The Council took a short break at 10:00 and returned at 10:10 pm.

17) **Closed Session:**
1. Report from Shared Services Meeting- pursuant to Section 239 (2) (b) personal matters about an identifiable individuals;

17.1.1 **Enter into Closed Session:**  
10:00 pm

**Motion:** 408-2015  
Moved by Jamie Heffer  
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. Report from Shared Services Meeting- pursuant to Section 239 (2) (b) personal matters about an identifiable individuals;”

Disposition Carried

17. 1.2 **Adjourn the Closed Session:**  
10:30 pm

**Motion:** 409-2015  
Moved by Sharen Zinn  
Seconded by Jamie Heffer  
“That the Council adjourn the Closed to the public session and re-enter regular open session of council.”

Disposition Carried

17.1.3 **Report to the Public from Closed Session.**  
The Council discussed a matter concerning Identifiable Individuals, in a Report from a Shared Services Meeting.
18) By-law 70-2015 Confirming by-law

Motion: 410-2015 Moved by John Smuck Seconded by Dorothy Kelly
"That By-law No. 70-2015 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 October 20\(^{th}\), 2015."
Disposition Carried

19) Adjournment:

Motion: 411-2015 Moved by Jim Nelemans Seconded by Sharen Zinn
"That the meeting be adjourned at 10:31 pm and this is deemed to be a 2 – 4 hour meeting."
Disposition Carried

__________________________
Mayor, Paul Gowing

__________________________
Clerk, Nancy Michie