



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JANUARY 21, 2026 COUNCIL MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

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AGENDA

DATE: Wednesday January 21, 2026

REGULAR MEETING: 9:00 A.M.

CLOSED MEETING: 9:05 A.M.

≠ Denotes resolution prepared

1. **Call the Meeting to Order**
2. **Roll Call**
3. **Moment of Reflection**
4. **Confirmation of the Agenda ≠**
5. **Disclosure of Pecuniary Interest & the General Nature Thereof**
6. **Consent Agenda ≠**
Consent Agenda items are considered routine in nature and are voted on collectively. Any member of Council may request one or more items be removed from the Consent Agenda for separate action.
 - 6.1 Adoption and Receipt of the Minutes of the Previous Council and Committee Meetings
 - 6.1.1 December 17, 2025 Council Meeting Minutes
(Circulated under separate cover)



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- 6.1.2 November 19, 2025 Council Meeting Minutes
(Circulated under separate cover)
- 6.1.3 November 20, 2025 Public Information Meeting Minutes
- 6.2 Ministry of Emergency Preparedness and Response – Royal Assent Emergency Management Modernization Act
- 6.3 Ministry of the Solicitor General Release of 2026 Ontario Provincial Police Annual Bill
- 6.4 Ministry of Provincial Parliament Joseph Racinsky Response to Transparency of Sex Offender Registry
- 6.5 AMO Policy Update – Advocacy on Archaeological Heritage Protection
- 6.6 AMO Policy Update – Proposed Regional Consolidation of Conservation Authorities
- 6.7 AMO Policy Update – Advocacy on Local Electricity Distribution
- 6.8 Member of Parliament Jenny Kwan Requesting Support for Bill C-233 No More Loopholes Act
- 6.9 City of Guelph By-law to amend Additional Dwelling Unit Grant Program
- 6.10 City of Guelph Notice of Adoption of Affordable Community Improvement Plan Amendment
- 6.11 City of Peterborough Council Resolution regarding Sustainable Funding for Police Services Request
- 6.12 Municipality of Magnetawan Council Resolution regarding Invest Ready Certified Site Designation

Recommendation:

That the Consent Agenda items listed for the January 21, 2026, Council meeting be received for information.

7. Delegations ≠

- 7.1 Specific Interest (Items Listed on the Meeting Agenda)
 - 7.1.1 **None**
- 7.2 General Interest (Items Not Listed on the Meeting Agenda)
 - 7.2.1 **None**

8. Public Meeting

- 8.1 January 21, 2026, at 7:00 P.M. Public Information Meeting held in-person at the Municipal Office (7404 Wellington Road 34) and by electronic participation through Zoom regarding the 2026 Proposed Budget.



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9. **Reports ≠**

9.1 **Puslinch Fire and Rescue Services**

9.1.1 **Report FIR-2026-001 Fire Protection Grant Agreement ≠**

Recommendation:

That Report FIR-2026-001 entitled Fire Protection Grant – Execution of Agreement be received; and,

That Council gives 3 readings to By-law No. 2026-002 being a By-law authorizing the entering into an Agreement with the Ministry of the Solicitor General, Office of the Fire Marshal of Ontario for the Fire Protection Grant.

9.2 **Finance Department**

9.2.1 **Report FIN-2026-001 2026 Interim Property Tax Levy and Due Dates ≠**

That Report FIN-2026-001 entitled 2026 Interim Property Tax Levy and Due Dates be received; and,

That Council give 3 readings to By-law No. 2026-001 being a by-law to provide for the levy and collection of the 2026 Interim Tax Levy.

9.2.2 **Report FIN-2026-002 2026 Capital and Operating Budget Update ≠
(Circulated under separate cover)**

9.2.3 **Report FIN-2026-003 Municipal Performance Measurement Program
Report for 2024 ≠**

Recommendation:

That Report FIN-2026-003 entitled Municipal Performance Measurement Program Report for 2024 be received.

9.3 **Office of the CAO**

9.3.1 **Report CAO-2026-001 Draft Puslinch Strategic Plan & Presentation ≠
(Circulated under separate cover)**

9.4 **Corporate Services Department**

9.4.1 **Report COR-2026-001 Request for Council to deem Zoning By-law
Amendment Application Complete - D14 (CBM) (Safarik Pit) ≠**



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Recommendation:

That report COR-2026-001 entitled Request for Council to deem Zoning By-law Amendment Application Complete – D14-(CBM)(Safarik Pit) be received for information; and,

Whereas the Township's subconsultants have reviewed the Zoning By-law Amendment Application (application) and have raised no concerns regarding deeming the application complete, confirming that all required studies have been provided; and,

Whereas the Township acknowledges that deeming the application complete does not imply any judgment or position on the merits of the application; and,

Whereas the application is still undergoing ongoing review, including public consultation and further detailed analysis, with a formal position on the matter to be presented following the completion of these processes; and,

Whereas the Township expects that all concerns raised by its professional consultants during the review process will be adequately addressed to the satisfaction of the Township;

Therefore Be It Resolved that Council deems the application D14/CBM (Safarik Pit) to be complete in accordance with the Planning Act; and,

That Council acknowledges that the deeming of the application as complete is procedural and does not constitute a decision on the merits of the application, which will be determined following the full review process, including public consultation and the final analysis of all relevant information; and,

That Council expects the applicant to adequately address concerns raised by the Township's professional consultants in accordance with the Planning Act and Township's policies and standards and,

That staff be directed to proceed with notice in accordance with Section 3 and Section 5 of O. Reg. 545/06 of the Planning Act, 1990.

9.4.2 Report COR-2026-002 WDD Main St. Recommended Amended to Draft Plan Conditions ≠



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Recommendation:

That Report COR-2026-002 entitled WDD Main St. Recommended Amended to Draft Plan Conditions be received for information; and,

That Council approve the amended Draft Plan conditions as [presented/amended] in Attachment 2 of Schedule A.

9.4.3 Report COR-2026-003 Request for Council to deem Zoning By-law Amendment Application Complete - D14 (CBM) (Aberfoyle South Lake Pit) ≠

Recommendation:

That report COR-2026-003 entitled Request for Council to deem Zoning By-law Amendment Application Complete – D14-(CBM)(Aberfoyle South Lake Pit) be received for information; and,

Whereas the Township's subconsultants have reviewed the Zoning By-law Amendment Application (application) and have raised no concerns regarding deeming the application complete, confirming that all required studies have been provided; and,

Whereas the Township acknowledges that deeming the application complete does not imply any judgment or position on the merits of the application; and,

Whereas the application is still undergoing ongoing review, including public consultation and further detailed analysis, with a formal position on the matter to be presented following the completion of these processes; and,

Whereas the Township expects that all concerns raised by its professional consultants during the review process will be adequately addressed to the satisfaction of the Township;

Therefore Be It Resolved that Council deems the application D14/CBM (Aberfoyle South Lake Pit) to be complete in accordance with the Planning Act; and,

That Council acknowledges that the deeming of the application as complete is procedural and does not constitute a decision on the merits of the application, which will be determined following the full review process, including public consultation and the final analysis of all relevant information; and,



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That Council expects the applicant to adequately address concerns raised by the Township's professional consultants in accordance with the Planning Act and Township's policies and standards and,

That staff be directed to proceed with notice in accordance with Section 3 and Section 5 of O. Reg. 545/06 of the Planning Act, 1990.

9.5 Building Department

9.5.1 **None**

9.6 Public Works Department

9.6.1 **None**

9.7 Community Services and Human Resources Department

9.7.1 **Report COM-2026-001 2025 Annual Water Report ≠**

Recommendation:

That Report COM-2026-001 regarding the 2025 Annual Water Report – Drinking Water System Number 260021034 be received; and

That the 2025 Annual Water Report be submitted to the Ministry and applicable agencies as outlined in Report COM-2026-001.

9.7.2 **Report COM-2026-002 Recreation and Community Wellness Advisory Committee Goals and Objectives Progress Report ≠**

Recommendation:

That Report COM-2026-002 entitled Recreation and Community Wellness Advisory Committee Goals and Objectives Progress Report be received for information.

10. Correspondence ≠

10.1 **2026 Grand River Conservation Authority Municipal Apportionment and Budget Vote Meetings ≠**

Recommendation:

That Correspondence Item 10.1 2026 Grand River Conservation Authority Municipal Apportionment and Budget Vote Meetings be received for information.

10.2 **Notice of Application for Permit to Take Water – 6711 Laird Road ≠**



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Recommendation:

That Correspondence Item 10.2 Notice of Application for Permit to Take Water – 6711 Laird Road be received for information.

11. Council reports

11.1 Mayor's Updates

11.2 Council Member Reports (verbal or written updates from members who sit on boards/committees)

12. By-laws ≠

12.1 First, Second and Third Reading

12.1.1 BL2026-001 2026 Interim Tax Levy By-law

12.1.2 BL2026-002 Authorize Entering into Agreement with the Ministry of the Solicitor General, Office of the Fire Marshal of Ontario for the Fire Protection Grant

Recommendation:

That the following by-laws be taken as read three times and finally passed in open Council: By-law 2026-01 being a By-law to provide for an interim tax levy for 2026 and the collection thereof

By-law 2026-002 being a By-law to authorize into entering into an Agreement with the Ministry of the Solicitor General, Office of the Fire Marshal of Ontario for the Fire Protection Grant

13. Announcements

14. Closed Session - Pursuant to Section 239 Subsection (2) and (3.1) of the Municipal Act, 2001 for the purpose of:

14.1 Confidential report regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose – Establishment of a regulatory by-law

14.2 Confidential report a proposed or pending acquisition or disposition of land by the municipality or local board – Unopened Road Allowance

14.3 Confidential minutes from previous closed meetings:

14.3.1 November 19, 2025, Closed Council Meeting Minutes

14.3.2 December 17, 2025, Closed Council Meeting Minutes

15. Business Arising from Closed Session



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16. **Notice of Motion**

17. **New Business**

18. **Confirmatory By-law ≠**

18.1 BL2026-003 Confirm By-law – January 21, 2026

Recommendation:

That the following by-law be taken as read three times and finally passed in open Council:

By-law 2026-003 being a by-law to confirm the proceeding of Council for the Corporation of the Township of Puslinch at its meeting held on the 21st day of January 2026.

19. **Adjournment ≠**



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NOVEMBER 20, 2025 PUBLIC INFORMATION MEETING
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MINUTES

DATE: November 20, 2025

TIME: 7:00 P.M

The November 20, 2025 Public Information Meeting was held on the above date and called to order at 7:00p.m. via electronic participation and in-person at 23 Brock Rd S.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

Mayor James Seeley – Chair
Councillor John Sepulis
Councillor Sara Bailey
Councillor Russel Hurst
Councillor Jessica Goyda – Absent

STAFF IN ATTENDANCE:

Courtenay Hoytfox, CAO
Justine Brotherston, Director of Corporate Services/Municipal Clerk
Sarah Huether, Manager of Corporate Services/Deputy Clerk
Monika Farncombe, Planning & Corporate Services Coordinator
Joe Nethery, Township Planning Consultant, Nethery Planning
Stan Denhoed, Township Hydrogeology Consultant, Harden Environmental
Jeremy Tran, Township Planning Consultant, NPG Planning Consultant
Andrea Reed, Township Engineering Consultant, GEI
Thomas Kolodziej, Township Environmental Engineering Consultant, Trace Associates

PUBLIC ATTENDANCE:

Arlene Beaumont – Applicant, D14-DAA
Valerie Schmidt –Applicant Agent, D14-ONT
Frank Ertl – Property Owner 6678 Wellington Rd 34, D14-ONT
Fred Turner – Engineering Consultant for D14-ONT, GHD
Dan Puddephatt – Hydrogeology Consultant for D14-ONT, GHD

3. DISCLOSURE OF CONFLICT OF INTEREST

None

4. PURPOSE OF THE PUBLIC MEETING

The Chair stated the purpose of this Public Meeting is to inform and provide the public with the opportunity to ask questions, or to express views with respect to the development proposal. The Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening.

The Township requests that you notify staff by email planning@puslinch.ca or by phone at 519-763-1226 ext. 4 if you wish to be on record and would like to be notified of future meetings and the decision of this meeting.

Please note the meeting is video and audio recorded, and all electronic meetings are uploaded to the municipality's YouTube page. By attending this meeting in person or by registering to



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participate in the meeting by electronic means, you are consenting to have your likeness and comments recorded and posted on YouTube.

Please note, in accordance with the amendments to the Planning Act through Bill 185. The following parties may appeal this application to the Ontario Land Tribunal for a hearing:

- a) The applicant, a specified person, a public body, the registered owner of the property to which the by-law would apply
- b) The Minister

Please note that if a specified person or public body does not make an oral submission at a public meeting or a written submission to the Township of Puslinch, before the decision is made, the specified person or public body is not entitled to appeal the decision of the Township of Puslinch to the Ontario Land Tribunal.

In addition, if a specified person or public body does not make an oral submission at a public meeting or make written comments to the Township of Puslinch before a decision is made the person or public body may not be added as a party to the hearing of the appeal before the Ontario Land Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so. You may wish to talk to Township staff regarding further information about the appeal process.

The format of this Public Meeting is as follows:

- The applicant or agent will present the purpose and details of the application and any other relevant information.
- The Township Planner will then provide a brief presentation.
- Following this, the public can obtain clarification, ask questions and express their views on the proposal.
- Members of the public are permitted 10 minutes each to ask questions and express their views. This time limit is imposed to provide each member of the public an opportunity to speak.
- Council will then have an opportunity to ask any clarification questions.
- The applicant and the Township Planning Consultants will attempt to answer questions or respond to concerns this evening. If this is not possible, the applicant or staff will follow up and obtain this information.
- Responses will be provided when this matter is brought forward and evaluated by Council at a later date.

5.1 Zoning By-law Application D14-DAA 7456 McLean Rd W & 197 Brock Rd S, Township of Puslinch, County of Wellington

Mayor Seeley: This involves an application by DAAZ Inc. Zoning By-law application D14-DAA, property location municipally known as 7456 McLean Road and 197 Brock Road South, Township of Puslinch. The purpose and effect of the proposed zoning by-law amendment is to amend the Township New Comprehensive Zoning By-law 23-2018, as amended, to rezone the lands from a special provision industrial (IND SP54) zone and holding provision H5 zone to a site-specific highway commercial zone. I'll now ask the applicant if you want to present.

Arlene Beaumont, Applicant Agent D14-DAA: Good evening, I'm Arlene Beaumont from W.E Oughtred & Associates. We are the agents for the owners of 7456 McLean Road and 197 Brock Rd S.



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Next slide, please. So, this property is located at the corner of McLean Road and Brock Rd South. The property is about 1.62 hectares in size, or about 4 acres. It is currently undeveloped. You can see from this photo, it's quite well treed. Next slide, please.

I should just mention, the existing, or sorry, the historic uses on this site, I believe, were a small agricultural operation and a single-family home. All the structures have now been demolished.

The lands are designated rural employment in the County Official Plan. That designation permits dry industrial and commercial uses on large lots, and there are also some complementary commercial or accessory uses. Both properties are zoned IND Industrial in the Township of Puslinch Zoning By-law. 197 Brock Street has a holding provision. That holding provision requires site plan approval before the provision is lifted. 7456 McLean Road has a special provision which permits a truck repair shop as an additional permitted use.

In addition, there are some alternate parking standards under SP54, for multi-tenanted buildings. They don't really apply to this particular application. Next slide, please.

We have a proposed site plan for two gas bars, actually, one for trucks and one for passenger motor vehicles.

The truck gas bar is on the left side of this plan. The gas bar for passenger motor vehicles is on the right side. In approximately the middle, there is a building. Part of the building will be used as a convenience store; the other part would be a convenience drive-through type fast food restaurant. There are 8 truck parking spaces, 37 passenger vehicle parking spaces, including 3 handicapped accessible spaces, as well as 4 EV parking spaces.

Access, at the northeast corner of the site. There is an access off of Brock Road. That is intended to be a right-in, right-out only access. At the southwest corner, there will be access off McLean. That would be a full movement access. Services will be provided privately, private water and sewer. Next slide, please.

The IND zone does not permit a gas bar use. It also doesn't permit a convenience store. The drive-through restaurant may be permitted in conjunction with other uses, but we are rezoning the site for all the uses. So, we're looking to go from IND to HC, Highway Commercial. We do need some site-specific zoning. First of all, landscaped open space, the highway commercial zone requires 25%. We are going to have 20% landscaped open space. We also require some site-specific for parking. The zoning by-law requires one space per 10 square meters for restaurant uses. Our by-law will require one space per 20 square meters for the restaurant. Next slide, please.

So, at the present time, we are working on addressing technical comments on the rezoning application, and we hope to make a comprehensive resubmission by the end of this year. A site plan application has also been submitted, but site plan approval cannot be finalized until the rezoning is approved. Our timeline, hopefully, is to get site plan approval late winter or early spring 2026.

That's it in a nutshell. Happy to answer any questions.

Mayor James Seeley: Alright, thank you. So next, we'll move onto the Township Consultant to do their presentation today.

Jeremy Tran, Township Planning Consultant: Hi, good evening, Council and members of the public. My name is Jeremy Tran, I'm a manager with NPG Planning Solutions. We are the



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Township's planning consultant for the application. I'm going to proceed to share my screen with a presentation.

So, as part of my presentation, I will explain where we are in terms of the development process, before providing high-level information about the subject lands location, the proposed development, as well as the applicable provincial and county policies and the Township zoning by-law. I will also share the details of the zoning by-law amendment applications and the high-level technical comments that the Township, the County, and other commenting agencies have provided to date.

And lastly, we will explain what we could expect in terms of next steps.

So, in terms of development process, the applicant has submitted a zoning by-law amendment application, which is currently under review. Preliminary information and comments have been provided to the applicant, and I believe the applicant is addressing comments, and will come back for a resubmission. Once that is satisfied with all of the technical concerns have been addressed, we will bring the application back to Council with a recommendation report in the future.

As for the location of the subject lands, as Arlene has pointed out, the sites consist of, two properties, 7456 McLean Road and 197 Rock Road South. They are located at the corner of Brock Rd and McLean.

For the proposed development, the applicant is proposing a personal vehicle gas bar, a truck gas bar, a truck scale with, associated truck staging area, a convenience store, as well as a drive-through restaurant.

The application is to rezone the subject land to a highway commercial site-specific zone, and there is also a concurrent subject land approval application that has been submitted to the Township of Puslinch under the Provincial Policy Statement 2024, the subject lands are within employment areas, and within the County of Wellington Official Plan, the subject lands are designated rural employment areas, as shown on the map on the left-hand side. And on the map on the right-hand side, it shows that the subject lands are zoned Industrial with a special provision number 54, industrial with a holding provision number 5, and the entire property is within the industrial design overlay.

The zoning by-law amendment application that was submitted requests to rezone the subject lands to a highway commercial site-specific zone to permit all uses within the highway commercial zone. The zoning amendment would also permit a minimum landscape open space of 20% instead of the current requirement of 25%. The zoning amendment would also seek to permit a lower parking requirement for restaurant use. One space per 20 square meter net floor area, compared to the current requirement of one space per 10 square meter floor area.

In terms of technical comments that have been provided for the application to date, for planning, we have requested for an updated planning justification report to discuss the proposal consistency with the PPS 2024, as well as more justification for the reduced parking requirement.

For transportation, the Township consultant, Salvini Consulting, had highlighted, technical comments related to trip generation forecasts, queuing space, as well as a proxy survey to justify the reduced parking rate.



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The County of Wellington has indicated that the raised center median on Brock Road needs to be extended in order to permit the proposed access onto this regional road.

Other technical comments that were highlighted also include trip generation, and the need for further analysis on the drive-through stacking design, including a proxy site data collection. For engineering and hydrogeology, the Township engineering GEI consultants, highlighted that the proposed discharge of stormwater onto the neighboring property would require written permission from the property owner. They also highlighted technical comments related to storm sewer and regional storm design.

The Township's hydrogeologist, Harden Environmental, commented that the high sewage disposal would require environmental compliance approval with the MECP. They also highlighted the groundwater recharge deficit and the technical challenges associated with the high degree of treatment that would be required in relation to the small loss sites and the high-water table condition.

The Township Ecologist, Dougan, commented that the site plan should be revised to minimize impact to the woodland and to comply with the County's Woodland Conservation By-law. The other commenting agencies that are noted in the table have no outstanding comments. PDAC has provided draft comments on November 12th. The comments include that the driveway width to be reviewed to address any traffic movement or interference at the north entrance and exit onto Brock Road. That any road upgrades, including widening of McLean Road, be addressed through the zoning by-law amendment application. That the applicant addresses any reduction in parking requirement to the satisfaction of the Township. PDAC has concerns regarding the water imbalance, and that Council should consider that the water balance may need to be lessened with the use of a LID, low-impact development.

In terms of next step, the application is under review, comments have been provided to the applicant. They are in the process of making revisions and addressing comments, and we'll come back for a resubmission, and as I mentioned, once staff are satisfied that all of the technical issues have been addressed, we will bring the application back with a recommendation report to Council. I've come to the end of my presentation. I'm happy to respond to any questions.

Mayor Seeley: Thank you, Jeremy. We'll now ask if there's any attendees in person that have questions or comments in regards to this application. Ms. Brotherston, do you want to check online, please?

Justine Brotherston, Municipal Clerk: If there are any attendees online who'd like to speak to this application, if you can please use the raise your hand function, you'll see it at the bottom of your screen on Zoom.

Mayor Seeley: Any Council clarification?

Councillor Sara Bailey: Just have a question, that's just come to me, so pardon me for not doing any early reading. You mentioned that there was woodland on the property right now. Is there a mechanism to be tracking trees that are going to be removed?

Arlene Beaumont, Applicant Agent, D14-DAA: So, yes, we've submitted an arborist report, and there is a lot of trees being removed from this site. I have had some detailed discussions about tree removal permits and that kind of thing with the arborists. It is my understanding that the County, requires a tree clearing permit unless you're going through site plan approval, which we are. So, a tree clearing permit does not appear to apply to this project. Does that answer your question, or not really?



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Councillor Sara Bailey: Well, I guess we would see it in the site plan then, which I can look up.

Mayor Seeley: We will now move on to the second application.

5.2 Zoning By-law Application D14-ONT 6678 Wellington Rd 34, Township of Puslinch, County of Wellington

Mayor Seeley: This public meeting involves an application by 2374868 Ontario, Inc, zoning By-law application, property location municipally known as 6678 Wellington Road 34. The purpose and effect of the proposed zoning by-law amendment is to amend the Township of Puslinch new Comprehensive Zoning By-law 23-2018 as amended to permit a temporary use of a liquid soil management operation on a portion of the property for a period of up to 3 years. Would the owner/applicant make the presentation, please?

Valerie Schmidt, Applicant Agent, D14-ONT: Good evening, Mayor, members of Council and residents. My name is Valerie Schmidt. I am the Senior Planner at GSP Group.

I'm here to present the application today for a temporary use bylaw, on behalf of the owner of the property, Frank Ertl, who's in attendance tonight. Also here is our project team with experts from HGB, including, Fred Taylor and Dan Pudavent.

So I'm just going to do a brief overview of the application, and then, obviously happy to answer any questions, that the members of Council and residents may have.

So, as you're aware, we are requesting a temporary use by-law to permit the management of liquid soil on the property. I just wanted to take a moment, to further explain Badger as a company, and what's actually entailed in a Hydrovac service, because I certainly didn't know before we applied.

So hydrovac trucks are used for non-destructive excavation and used in everyday projects in our communities and in our neighborhoods, often by local utilities, municipalities, and local residents. The trucks use highly pressurized clean water in a vacuum system to excavate and expose varied infrastructure. This pressurized water liquefies the soil, and it creates a slurry-type mixture. These trucks can actually go as far as 50 feet deep. The aggregate and the soil that's generated from these construction sites is then transferred to a liquid soil management site and for temporary storage. Soil is then dewatered, tested, and then transferred. Clean soil is then reused for, in this case, for the rehabilitation of the on-site gravel pit and then clean water is recycled.

So, Badger has many sites in Ontario. This includes Toronto, Bradford, Hamilton, Oshawa, London, and Sarnia. These particular sites are exclusive for offices and for truck parking. There are 3 processing sites, that is similar to what we're proposing, and these are in Ottawa, Sturgeon Falls, and Welland. So, we just want to go the property. The subject property altogether is about 39.4 hectares in area, and has frontage onto Wellington Road 34. The northern part of the property is licensed under the Aggregate Resource Act for a gravel pit.

There's the property, and then we're going to talk about the site. So, within the property, we're proposing the temporary liquid soil management in the area that we're going to call the site, it is highlighted in yellow on the map. This particular area that's highlighted in yellow is approximately 2.9 hectares, and is situated centrally to the site. It's accessible by a shared driveway with the adjacent landowner. Just looking at the map, you can see that the



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surrounding land uses include an aggregate, an adjacent aggregate pit, agricultural, rural, and environmental protected lands.

In conjunction with the proposed use, the MECP has recently issued a waste ECA for the proposed use, as well as an ECA for the associated noise and air as it relates to the proposed use. And we're going to talk about that a little further in the next couple slides.

Just some background on the site, the property and the site. Extraction operations and rehabilitation of the gravel pit have been ongoing for over 20 years. Previously, hydrovac operations were ongoing on the property for about 10 years, and there was no adverse effect to the environment in neighboring properties, and we're going to, again, talk about that in the next few slides as well.

The operations have stopped while we seek temporary use approval. But again, over the past 10 years, soil, groundwater, and surface water monitoring have been ongoing, and again, we're going to discuss this in a little more detail further in the presentation.

In this slide, it's just a blow-up of what we're calling the site, the 2.9 hectare site. We're just showing this in greater detail. As part of the liquid soil management operation, the following is going to be included. This is a one-story office and maintenance building. There's going to be 25 hydrovac truck parking spaces, 35 employee visitor parking spaces. Private servicing accommodated within the site, including water supply wells, a water firefighting water cistern, a holding tank, and a leach field. There's going to be an area for soil offloading and management, an area for soil processing and stockpiling, as well as a temporary pond and drainage trail that leads to the existing stormwater management on the site. There's also an area for soil screening.

From a land use perspective, the property is designated Secondary Agricultural Greenlands in the County Official Plan. The northern property is located within the mineral aggregate resource overlay, and further identified as a licensed aggregate operation. Next slide, please.

The property is also located within the Paris and Galt Moraine Policy Area in the County Official Plan which requires that large-scale development needs to demonstrate that ground and surface water will be maintained. Whether or not this use is considered a large-scale development, the hydrogeological assessment prepared for the site has demonstrated this protection and maintenance of ground and surface water. And again, we will discuss this in further detail.

The property currently has dual zoning on the site. The northern property is zoned extractive industrial, with Special Provision 63. The southern part is zoned agricultural. The site is contained. The site that we're talking about, the 2.9 hectares, is contained within the area zoned Extractive Industrial. However, liquid soil management is not listed as permitted use in the current zoning. So, under the County of Wellington Official Plan, ancillary uses are permitted under the mineral aggregate overlay. Ancillary is not necessarily defined in the County Official Plan, but it is commonly defined as providing support to the primary activity or operation of an organization.

The primary activity or operation on the property is a licensed aggregate operation that is currently undergoing extraction and rehabilitation. Clean, dry soil from the liquid soil operation is directly used for the rehabilitation of the pit. There is criteria in the Official Plan that ancillary uses must conform to and in which we believe the use does conform to. We do not feel that the use will pose any negative effects as it relates to groundwater supply and protection, noise,



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dust, odour, lighting, or unsightly storage, and contains access for a road that could carry the capacity that is required with the truck traffic.

There are many reasons why this site is desirable for the use. The main reason is the closeness to the gravel pit that's currently being rehabilitated. It is also a large lot, again, 2.9 hectares. As mentioned, there's also, as you can see through the picture, there's natural buffering around the site, not just from County Road 34, but from the adjacent landowners as well. Having frontage onto Wellington Road 34 is a great connection to major highways, including the 401. Also, there's an existing haul route in place for the trucks to use.

On October 10, 2024, the MECP issued a waste ECA for the processing of excess soil, including liquid soil. The ECA ensures comprehensive soil, surface water, and groundwater sampling, monitoring, reporting, and contingency programs. At the same time, in October 10th, 2024, a noise and air ECA that governs air and noise emissions from the equipment and operations and processing soil was also issued. The ECA provides for acoustic monitoring, dust control, and equipment maintenance to provide ongoing demonstrations of compliance. So as part of this application, we completed numerous studies and reports that included a site servicing report, stormwater management report, design and operations report, marble impact assessment, hydrogeological impact assessment, acoustic assessment, emissions summary, dispersion modeling report, traffic operations assessment, and probably a few more after that.

These reports were reviewed during a recent circulation, and comments were provided just over a couple weeks ago. Our consulting team is currently preparing our responses and feel confident that comments will be addressed.

So, at this point, I'm just going to hand this over to Fred, to go over the testing and recording.

Fred Taylor, Engineering Consultant for D14-ONT: Thanks, Valerie. Good evening, Fred Taylor, Professional Engineer with GHD on behalf of the consulting team. So, I'm going to go over the soil testing and reporting and water testing, and then Dan's going to talk about groundwater at the site to complete the picture about the application and all the work that we've done to support it.

The soil has to meet Table 1. Table 1 is basically samples from material that are typical ranges for actual non-contaminated sites, true background. So, my front yard, my background, the local school, the, local park. I mean, that would be typical background, non-contaminated. So, it's basically...non-contaminated soil. It's not hazardous, it's not in any way contaminated, it's very, very low levels that are acceptable for many property uses across the province, and that's the criteria that's used to accept the soil for rehabilitation from this operation.

The water, on the other hand, meets potable water conditions, so it's drinkable. And we'll talk about what the results have shown for the water conditions. And, potable water, table 2 is protective of typical background as well. It's also protective of human health and environment, that's where the standards are based. Next slide.

Testing is done by a third-party independent Canadian association for Laboratory Accredited laboratory. Very well known, and it's completely independent from Badger and from the consultants doing the work on the site. However, us consultants are a third party as well. We review and report the data. We're all professional engineers, licensed geologists, and scientists. This is what we do every day, all day, at multiple sites.

The MECP ECA specifies the frequency and number of samples required. It's very consistent with current XSOR regulations across the province that many different sites comply with. And



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also, there's some additional requirements that the MECP has put in for this site, and it's really industry practice across the entire province today. Next slide.

For 8 years, we've been testing soil at the site, the dry soil that is actually used for rehabilitation, not the liquid soil that comes onto the site. Over the course of the frequency that's required by MECP, we've collected 462 samples. 61 of those samples, 13%, did not meet the Table 1 very low-level background criteria. That soil was immediately loaded up and taken off-site to an off-site disposal site. That's the way the site is operated.

The pond water, the service water on the site, we sampled weekly. We have 257 samples. All the samples have met potable water standards over the course of the last 8 years. Next slide, please.

So there's, you know, Valerie talked about all the studies that we've done, but in the ECA, if you go look at the ECAs that have been issued for waste, air and noise, and the ARA license, there's a whole bunch of additional requirements that are required for this site. It's very extensive, and it's very detailed, and we've helped Badger and the client come into compliance with all of these things.

Even though they're not operating now, we have all of these things in place, and they've been proving that they've been documenting this and reporting it to the MECP and the Township over the last number of years to demonstrate that we're complying with all of these things.

So, I won't go through the details of these, but we're happy to answer questions about any of them. But the one I'll point out is that one of the requirements that was negotiated with the Ministry of Environment was an impermeable liner beneath the soil storage area, where the liquid soil comes in. It's placed on the ground, water gravity drains off and the soil is stockpiled and sampled as dry soil. The water runs through a ditch and into a pond. MECP requires an impermeable liner underneath that entire system, just as another protective contingency measure. To show that if there is any contamination in that material, liquid or solid, it will not penetrate into the ground below that area.

We have not installed that liner yet, because we're not operating. We're required to design it, install it, test it so it's demonstrated its permeability, and provide ethical guidance to the Ministry of the Environment before we start operation again. The client does, certainly intends to do that. Next slide. I'll pass it over to Dan to talk about groundwater laws. Thank you.

Dan Puddephatt, Hydrogeology Consultant, D14-ONT: Thank you so much, Fred and Valerie and Council. My name's Dan Puddephatt. I'm a professional geoscientist with limitations to hydrogeology and statistical methodologies. I wanted to talk a little bit... Fred gave a high-level overview of some of the protections. I wanted to give a little bit more specific details about some of those conditions in the ECA that provide some protection to the flow system.

Those include Condition 3.2.1., Fred was talking a little bit about the installation of what the ECA refers to as aspects of the site. Those aspects include the low permeability liner system that Fred was describing. Condition 28 also specifies the installation of that liner. Condition 21 prohibits any waste other than non-hazardous materials being brought onto site. Fred talked a little bit about that as well. In condition 28.11, the owner shall prepare a plan to prevent impacts of groundwater from storage or use of, winter maintenance materials, including salt. Salt is no longer used for winter maintenance. Badger has switched over to using sand for traction purposes.



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In addition to those, we do, quarterly sampling from the monitoring wells on site, including MWs 1 through 5, and the two background wells at BH213 and BH219. Let's move on to the next slide, please.

In addition to those, regulatory protections, just geological conditions that provide some protections have worn down gradient, beneficial uses of water. I know a lot of people are interested in geology and hydrogeology, but if you'll bear with me, I'll just give a high-level description of the way that water flows. Water will first infiltrate into the groundwater flow system, and then groundwater is only capable of flowing where geological conditions permit it to. So, for example, sands and gravels can typically transmit water, orders of magnitude more readily than clays. Anything that's transported in the groundwater will tend to migrate preferentially through these sands and gravels of the shallow stratified deposits.

I'm showing here a snapshot of some well logs from the downgraded domestic supply wells. I've removed any identifying features, such as well IDs from the logs out of consideration for privacy for people, but the logs themselves, they show that, you know, we see a clay layer add depth. Not sure if people can read those, but we've got, you know, a 7 foot thick, 50-foot, 50 foot, and a 40-foot thick clay zone. So, in those situations, water is going to migrate preferentially through that sand, and that clay zone will provide an additional layer of protection for the beneficial uses of water, including domestic supply.

I want to talk a little bit about some of the thought process that went into selection of the monitoring well selection program. So, for example, MW320, the last two numbers, those refer to the day, or sorry, the year that those wells were installed. So, MW3 was installed in 2020. It's immediately beside the swale and the infiltrating water. Now, that's an unfortunate satellite imagery on the bottom, because it shows MW3 out in the middle of the field, where, in reality, it's right beside the swale. In a photograph taken last year, it shows that a little bit better. But MW3, you know, it's the best estimate of what the water quality changes associated with the operations will be. BH219 and 213, those are background wells. Fred was describing the importance of having something, you know, background. You know, if we identify anything, environmental conditions are incredibly variable by nature, so we want to be able to measure conditions that are in the background so that we can distinguish that from any potential change that may have been affected by the operations.

And then we've got MWs 4 and 5. Those are intended to measure a water quality long before water migrates off-site. Water near the site, it travels on average 12 meters per year in those shallow stratified deposits above those local clays. As water moves from the operation area, it passes by MW20, so it's measuring water quality, as it leaves the operational area. And then water passing MW120, it'll take about 20 years to reach MW423. And water passing MW423 or MW5 will take about 17 meters to reach any areas that are overlying any supply wells. All that's to say that in the unlikely event that anything is detected in response to the operations, we'll be detected and providing enough time for any mitigation. Can we go on to the next slide, please?

Lastly, for my part, I'd like to briefly summarize the water quality assessments. Fred's talked about this a little bit, but water quality and quantity impacts, those were evaluated, in a hydrogeological impact assessment report. One of the ways that the MECP controls water quality projects across the province is by requiring proponents to evaluate impacts, and so that's what we do. We look at the conditions. We look at the operations, and then we identify any potential impacts, and we advise our clients, you know, here's strategies and ways to mitigate and manage those impacts. So we did that in 2020. The HIA, the Hydrogeological Impact Assessment, we updated that in 2024 as new data was coming in, and we had installed those new down gradient wells.



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Then we also proposed a trigger response plan. That's a proposed trigger response plan, because as we're collecting data, we're building out that trigger response. But in the meantime, there, that trigger response plan provides, a set of strategies to manage in the event, again, the unlikely event that anything's is going on. All these were submitted to MECP in support of the ECA application.

Like Fred was describing, surface water is being sampled on an ongoing basis since 2017, and we've seen no water quality exceedances. Groundwater is being sampled on an ongoing basis since 2020. There's been no exceedances of potable water criteria, except a few minor anomalies, and I describe them as anomalies because we were able to go out and reconfirm that those exceedances weren't actually present. That's part of that trigger response plan, just to confirm that what's been reported is what's in the aquifer.

Valerie Schmidt, Applicant Agent, D14-ONT: Okay, so as part of a bunch of the technical studies that we had to do, I just wanted to briefly touch on the traffic. We did the traffic impact assessment. The conclusions of the report basically indicate that there's no significant changes to the existing conditions of the road network. And just to reinstate, too, there's also an existing haul route that can be utilized by the vehicles, and as you know, living in this area, MTO recently did some upgrades, with the interchange, and, you know, overall, that just helps with the whole traffic flow and safety area.

So just to wrap up, we are requesting the temporary use of a liquid soil management on the site. We believe the use is appropriate, given no adverse effects have occurred previously, and now that ECAs have been issued for waste and air and noise. The technical reports have demonstrated protection of the natural environment. As well as ground and surface water with ongoing management, protection, and monitoring programs. Badger plays an important role in the community, by providing support to critical infrastructure projects in the area. This is noted with many letters of support from various residents, utilities, associations, and municipalities. This is including Electra, Everidge, Novapower, Municipality of North Perth, Township of Guelph-Eramosa, and the Canadian Water and Wastewater Association. So, I'd be happy to answer any questions that Council or residents may have. Thank you.

Mayor Seeley: Thank you, and I'll invite Joe Nethery to present.

Joe Nethery, Township Planning Consultant: Good evening, your Worship, members of council. Thank you so much for having me here tonight. I'm Joe Nethery, Consultant Planner for the Township on this application. On the application just introduced for the temporary use by-law amendment for the numbered company. In terms of my presentation, I will take, on my second slide, I'll take great care to ensure I'm not repeating or duplicating elements of Ms. Schmidt's presentation in terms of our application process that this file will go through, the purpose of the application, very quickly on the location of the proposal, the County's Official Plan, and zoning on site, the applicable policy frameworks that we'll be following through in reviewing and assessing the application, a quick repetition of the concept design as introduced by Ms. Schmidt, and a quick summary of the technical comments and next steps coming out of this presentation tonight.

On my next slide, I'll note, that the application was deemed complete, through PDAC in your meeting in September. We're here tonight at the next stage of the application review process, which is the public meeting to provide an overview of the application and for Council and to receive any information and feedback on the proposal itself. No decisions are being made tonight, and a future recommendation report would come back to Council in this regard.



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So, as is described by Ms. Schmidt, concurring that the application that is being sought is for the temporary use permission, this would follow Section 39 of the Planning Act to permit the liquid soil management operation, as it's been described, in the applicant's presentation. When it comes to temporary uses, I will note that there is a 3-year maximum that is built into the *Planning Act* for such permissions. A council of a municipality may grant further extensions to the temporary use, again, of not more than 3 years, also through the *Planning Act* as well.

So, on the next slide, again, not so very quickly, on the 40-hectare parcel itself, the applicant is looking for approximately 3 hectares of the site to be the home for the liquid soil operation. The site itself is surrounded by agricultural and rural lands on two sides, environmentally protected lands to the east, noting that there is an existing aggregate operation to the west. The two properties share a haul route, out to County Road 34.

The subject lands themselves are currently subject to an *Aggregate Resource Act* license. So on the next slide of the first presentation on the left, the orange-brown on the left side corresponds to the County's Official Plan designation. It is secondary agricultural in the County Official Plan.

On the right, the zoning by-law designates, as noted, split zones across the site itself, the agricultural lands in the southern half abutting County Road 34, with a special provision additionally adding permissions for a kennel and recognizing the shared haul route. The extractive industrial lands, recognizing the existing operation for the majority of the balance of the site.

So, on the next slide, this is an application that will involve multiple pieces of legislation and policy documents for which the proponent will provide their assessment of consistency and conformity with the relevant pieces. The relevant policies in those documents itself, this includes the *Planning Act*, the Provincial Policy Statement, the County's Official Plan, including its policies with respect to temporary use permissions.

The Township Zoning By-law, as noted by the applicant, the use needs to be added as a permitted use in the zoning by-law itself. There are also elements of the *Agriculture Resources Act* and the *Environmental Protection Act* that come into play.

On the next slide, Valerie Schmidt has done a great job at detailing the application and the concept plan itself, and what would be entailed, noting again the presence of an office for the site, associated parking spaces, the areas for the operation itself, the offloading of soil and dewatering. The lined temporary pond, as has been detailed, for our consumption tonight, and associated on-site services, which does include a cistern for firefighting protection.

As noted, technical comments on the next slide, have been provided through first circulation back to the applicant. Our engineers and noting I have a number of my colleagues here to my right, on stage left. Have requested some updates to the reports and the information that has been submitted with the application, primarily to ensure that the data is current and relevant up to present date and best available information, and that those recommendations have been appropriately integrated across all of the reports.

To ensure that the conclusions are... that the conclusions in the assessment are applicable across all aspects. This includes, civil engineering, stormwater management comments, operational comments, hydrogeological comments as well. On the next slide, additional information with respect to, restoration and enhancement plans associated with the natural heritage Future tuning east, and not appropriate transitioning and buffering being provided.



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Clarifications requested, additional monitoring with respect to worst-case operating conditions for the noise with the facility.

Wellington County Source Water Protection Team, is looking for some additional information as well, noting the site's presence within a wellhead protection area, Category D.

On the land use planning side, the County of Wellington providing a comment that evaluation with those temporary use policies in Section 13 of the County Official Plan being provided. And as your consulting planner, noting that, in my opinion, there are some areas of the County's Official Plan that require additional assessment as a part of an updated plan, justification report as well.

I will note the comments on the next slide from PDAC at its September meeting, that the committee has recommended through Council, and I will read this slide, that the applicant demonstrate that imported soils are suitable and safe to provide regular test results as required through the approved ECAs.

And to fully address hydrogeological and planning concerns. The committee has also asked Council to consider whether the proposed operation is appropriate for the site. I will additionally note is one of the approval conditions, in the ECA itself, Condition 8, does note that the ECAs do require compliance with other... with any other requirements, and that does include TAP chips only, amongst... amongst other items.

The application, as noted, remains currently under review. As of about 4 p.m. this afternoon. According to my inbox, we're up to 18 written submissions received so far. In terms of grossly oversimplifying the content of those, there are 14 of those appear to be in support of the proposal. Four of them are against the proposal. As you know, so as Council knows, those submissions can be received at any time throughout this process. What will be happening from here, as Ms. Schmidt has indicated, I'm happy to hear that updated information is being prepared to come in for a second submission back to the Township. That information will be reviewed, and we will continue the conversations with that applicant, as would be expected on any planning application itself.

However that technical review goes, and if additional circulations are required, it would be my intent to be bring forward a future recommendation report to Council at the natural conclusion of the effort. That concludes my presentation. I'm happy to answer any questions we have.

Mayor Seeley: Thank you, Joe. We'll now transition to questions or comments from members and tenants here tonight. You just need to state your name and address for the record. And just make your way up to the podium.

John McNie, 6927 Concession 2: Council, obviously, your peer reviewers seem to have done a quality job with reviewing the expert aspects of this application. I still have one qualm that I hope Council will address, and that is, in listening to the applicant, they've noted that it was in operation from 2017 to 24, apparently without having the necessary permissions, which, much like aggregate compliance, I think should be something that should always be in the back of Council's mind. But second is they rather casually list the number of samples that were done for soil and water during that period. If I'm correct, I saw something like 480-some-odd samples for water during that period. A simple math could suggest that's less than one sample per week over those years. It would be interesting to know how many truckloads were coming in per week, representing that one sample.



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If we look at water, only 200 and some odd samples were done, which is, you know, barely one a month kind of thing, or barely one every two weeks. They also noted that 13% of the soil samples showed signs of contamination. Given the number of samples that were done, 13% showing signs of contamination.

In a situation that was operating without permission, without the permeable barrier that our Ministry of the Environment has said this operation should not exist without, suggests that the soil could already be significantly contaminated. 13% of those samples were already leaching contamination into this very susceptible area, especially with our forests and that next door. So, I think that's something Council really has to consider.

And because of the powers that are given to municipal councils, and I state that the Supreme Court of Canada recognized that municipalities have the power to set higher standards, not lower standards than higher tier government, like provincial and federal government. They have the absolute capacity to set higher standards when it comes to the environment and health. There is no reason why, in these kind of situations, we shouldn't be absolutely requiring much, much higher sampling, and making sure that in situations like this, contamination never has the chance to get into these holding ponds, let alone with the potential to leach outside of them. And I would just add again that, representing the number of samples that were done, how much importing of soil was taking place before those 13% contaminated samples were noted. So again, potential here for environmental and residential health problems is just huge.

Given their background of operating without permission, I think this is a case where this application should absolutely be set aside for the time being while Council and municipalities in general across Ontario take a much closer look, especially at the sort of developing when it comes to excess oil. Thank you.

Barb Hagey, 6668 Wellington Rd 34: My name is Barb Hagey. I live at 6688 Wellington County Road 34. I believe that Frank Ertl and Badger have been operating that operation for at least 20 years. Him and Joe started that Badger operation. Nobody knew they were there. The trucks kept coming in, they kept filling in one spot on that farm that they owned. There were also horses on the farm at that time. The basic business, I don't know what licenses they had to get at that time, but I don't believe they got any, and the Badger trucks just kept coming and going and coming and going. The Gravel pit, I must admit, kept the area on the 34, where the roadway went in, very clean and it was well maintained. But I can't say the same for what it is now. It's not clean, it's very dusty, and the noise in the background is always audible. It might fit the standards of noise control, but the beeping of the trucks, the grinding. It's like, when you have a tap in your house that drips. It's not loud, you can talk over it, you don't have to yell, but do you want to live with that grinding and the noise of the trucks unloading and driving in, and the shovel, the excavator, working and working and working?

I recently bought a new water softener and a new light that purifies the water. I don't know if you're familiar with them, but my water stinks. I must say that. I don't know what's in it, I don't know, if it's from Badger, I can't say that, but I know my water stinks now. I just want to ask Council that they vote against this proposition of the Badger rezoning. Thank you very much.

Alison McCrindle, 6639 Wellington Rd 34: My name is Allison Crindle, and I live at 6639 Wellington County Road 34. Some of the questions that I had have been commented on, but I'm going to try to, try not to talk about those things, but I may repeat some things that have been addressed already. I apologize for that. The GSP consultants have stated, quote, hydro-vac operations are a critical infrastructure service. Unquote. I agree. And the question of how to dispose of the waste from these operations seems to be a widespread issue. There is good reason for this, as the locations chosen need to be carefully considered for a multitude of



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reasons. At this particular location, the potential for profound negative impacts due to soil and water contamination is of great concern. There is a risk that neighboring wells could be contaminated, and it is close to provincially significant wetlands and environmentally sensitive areas. It is not an industrial location.

GSP's consultants make the point that, quote, as environmental awareness grows, so does the need for advanced liquid waste management, or treatment. With approved ECAs, there are extensive and comprehensive environmental and other measures in place that will ensure protection of the natural environment. I do not agree with the second sentence. I do not believe that the holders of ECAs are being held accountable. To the terms and conditions of the agreements. One of the things was talked about, that the liner, for instance, is supposed to be the Ministry issued the environmental compliance approval in October of 2024. And, one of those, condition number 28, relates to the construction and maintenance of liners, and that those drawings be submitted to the, Ministry, the MECP. I spoke with Lynette Armour, the Ministry Senior Environmental Officer, and as of today or the other day, that hasn't been done. That was addressed by Fred Taylor. However the ECA says it needs to be done within 4 months.

So I question, why has that not happened? Once again, as has been mentioned, the track record of honesty with this particular company, and it is questionable. I also asked her about Condition 43 of the ECA, which requires that daily logs be maintained at the site. These need to include such things as quantities and sources of all waste received at the site, estimated quantities of all stockpiled soil on site at the end of each operating day, quantities and destinations of all waste and waste-derived materials shipped from the site. She was not able to tell me if these daily logs are being maintained, as she would only ask for them upon an on-site inspection.

But she has not been on the property since the issuance of the ECA 13 months ago. My question is, do we really know what's happening there because it doesn't seem like the Ministry of the Environment officials are following up on this ECA compliance approval. So, how, as a councillor, are you going to be able to make a decision on this amendment without knowing if the applicant is truly following these rules? Another condition of the ECA is that the owner ensure soil sampling and analysis. There are groups of chemicals listed for analysis in the ECA. This list is outdated, as it does not include some well-researched and hazardous compounds, including PFAS, which I'm sure we all have heard of by now, the forever chemicals and tire wear particle compounds. There have been thousands and thousands of scientific papers published about these compounds, and they are not being tested for under the ECA. Maybe that question can be answered by one of the consultants as to whether or not they are being tested for. I don't believe so. It is now well known that the toxin 6PPD quinone found in tire wear particles is the most toxic substance found in aquatic species. And there is now growing evidence that tire wear particles affect not only aquatic life, but humans, contributing to general cell damage, lung inflammation, cardiovascular issues, and digestive problems.

At the last public meeting regarding this property in November 2022, the applicant's consultant, Fred Taylor, estimated that, quote, half, maybe two-thirds of the hydrovac residue originates close to roads. Considering Badger collects waste near major multi-lane highways, including 401, Highway 7, and Highway 8, the potential for these pollutants to be present in their liquid waste, I would say, is very high, and you know, they're not being tested for. So, I ask you, when you are making your decision on this application, to please consider, for now, and for future generations, if this property is a suitable location for the dumping of hazardous liquid waste. Thank you.

Mayor Seeley: Just remember to state your name and address, please.

Kathy White, Wellington Rd 35: I want to be on the record saying I oppose this.



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Mayor Seeley: Can you state your name and address, please?

Kathy White, 4540 Wellington Road 35: I do plan to write a letter with attachments as well. A couple of things came up tonight. This just jumped into my hands before I came here. Back in 2007, Capital Paving surrendered the license on the most northern part of this property on the east side, because the pit started first on the west side, and then moved to the east side. I'm also concerned about the Little Tract being next door. I'm talking to the County Planners last night. It's a pearl. I was in there last year with the field naturalists looking at plants, wildflowers. We talked about neighboring uses last night as well at that meeting. I don't think that an industrial use fits. You know, it's not a neighbor to the Little Tract. It should not be.

In 2000, going back again to the Capital Paving. They asked for a zoning by-law amendment, but the planning committee also recommended that the zoning include identification of the subject land as a rehabilitated aggregate area. So, my assumption there was that, you know, they're close to the groundwater is only, like, one and a half meters above here. The concern was that this land may be susceptible to groundwater contamination should it become a candidate site for the application of biosolids through the MOE permit process. I think, Councillor Bulmer would remember that really well. At that time, we were dealing more with, sewage being spread on Puslinch farm fields injected, first air sprayed on, and then injected later on. So, there was a concern back there, and that's biosolids. Now we have importation of soil, liquid soil, from all over the province. I mean, maybe not in this area, but... possibly.

So, I looked up, what Badger Daylighting does, what they advertise on their website, sewer services, disaster response, debris removal, flushing and cleaning of sewers. There's something about, pits, cleaning pits. These are industrial, some of them industrial uses. What happens to that, other than the smell test? If we smell something? I heard that at the Township meeting last week. If we smell something, we'll stop. And this test doesn't tell me if there's chemicals in that soil. Maybe, Petroleum, Oils, those sorts of things.

Something was said here earlier, just tonight, about extraction. This is an aggregate licensed pit. I don't think there's any extraction happening on that side of the sold part, or the transferred part of the license. Is it extraction, or is it a place to dump their waste cheaply, as well, because it doesn't have to go to a processing facility. Which, and there are processing facilities in industrial areas where they separate the soils and the water. Soils go into barrels, they're tested, they're not just put on the ground to leach into the groundwater.

I'm really concerned about the number of years that this went on. We suspected something. Google Earth showed me a link at the top, but the Badger trucks came and went. And it's unfortunate. We don't have the means, I guess, for the by-law officers just to check suspicious-looking circumstances in the Township. No adverse effects for the past 20 years. I believe that's untrue. That's something that we said here, because the testing shows that there have been contaminants. And it's noise as well, which I was unaware of. Can these permits be transferred? Were they to get these things in place, if the owner of Badger was to line this all up, have the approvals in place, and have this 3-year deferral. Could they sell this site and say, this is now an approved site, and walk away, with multi-million dollars in their pockets. And I'm unsure if they could do that, does that zoning specific zoning have to stay with this operator and those MOE approvals, could they be transferred, to a new owner? Makes the site very valuable, because now it would be in compliance. Again, I'm unsure about the Aggregate Resources Act part of this.

Oh, yes, this is going back to the Aggregate Resources Act. At the time. There was an agreement, a memorandum of understanding, for that part of the pit, Capital Paving, Pit 5.



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There's an expectation, again, from the community that the end is the end. And Capital Paving, for some reason, has walked away from this. They certainly were seen to have been a part of it. Allowing this use to happen on their licensed site for years.

That expectation that the pit would be there and gone is gone, because if this permission is granted, three years from now, I'm told that we're just told 3 more years, 3 more years, it just becomes an accepted use. It could have a new owner, I guess. When you see it online, it's not a pit. There's no extraction, what does this have to do with aggregate extraction? These are my questions, comments, and...I'm very, very concerned about setting a precedent. Oh, the other thing is three other sites were mentioned here, Ottawa. That would be considered as an industrial area. It is a pit. It was operating. They were dumping in the pit, I believe. Before approvals. But again, I'm not going to 100% say that, just my research shows that there was something happening in that pit, which is on, Carp Road. And Badgers has the operation in front. And the second one, Sturgeon Falls. I think that's pits as well. In, in gravel pits. Welland. I think the Welland site is also owned by the same owner here is Conestoga Badger. And, Welland is also in an industrial area. This isn't an industrial area. This is the expectation. This would go back to farmland. It would be a quiet area beside the Little Tract. I can't say how opposed I am to this. Thank you.

Robert McCrindle, 6661 Wellington Rd 34: I had no intention of speaking. Robert McCrindle. I live within sight of the operations. It so happens that... even at my advanced stage, I'm still involved with a company that is world-renowned, a little... not so little, but a Guelph company that provides standards to every country in the world that has academic labs, or industrial labs that look at pollutants that are persistent and been active since the days of gaps and PCBs, brominated flame retardants, provides thousands of standards that allow advanced labs to estimate absolutely tiny quantities accurately.

Think of half a teaspoon or less of a chemical in the volume of five Olympic swimming pools. That's what they're detecting. The company I'm associated with allows labs all over the world to look at, and determine good values of tiny, tiny, tiny quantities. And it so happens that in recent years, the main focus has been to serve the PFAS area.

I think our laboratory it has something in the order of probably a thousand standards for the PFAS that are known. And, for example, these standards are used to estimate the amount of PFAS that's in our bodies and are in our blood, everywhere. We are polluted with tiny, tiny quantities of PFAS. Probably not doing any damage. But some of them are known to be carcinogens.

Now and out of interest, as White mentioned, the use of sewage sludge for fertilizers. You may have seen the headlines about a month ago, that over 70 million acres of farmland in the States is now contaminated with PFAS because of using sewage sludge as fertilizers. But PFAS aren't the latest things. The latest things that's worrying is what was mentioned by, I hate to admit it, my daughter. The tire wear particles. And the, compounds that bleach from the tire wear particles.

Most noxious of which are the phenylene diamine, APD, and it's added to tires to prevent deterioration of the tires by oxidation with ozone. And it works, and it produces the result of daiquinone by oxidation. And it is absolutely murderous to particularly salmon. And about 20 years ago, or 25 years ago, there were massive compound salmon kills on the west coast of North America. And not by determining, actually, the quantities of the compound that was killing them at the time, because they couldn't measure them. But they did track it back by doing model experiments to these PPDQ contaminations. And it's only within, about 5 years, that the research labs have been able to measure the quantities that are actually in waterways,



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and they're killing fish. And absolutely toxic to fish, and somewhat toxic to various other aquatic species. Curiously enough, three of the experts in the world, in the analysis of these compounds, live in Ontario.

I've opened and worked for two of them for Environment Canada, one in Toronto, one in Hamilton. One of them who's published pretty extensively on tire wear particles and the, PPD quinone, worked for the Ministry of Environment in Toronto. The person's name is Paul Helm. And I wonder if the Ministry perhaps have had any discussions with Paul. I've had discussions with them about the and again, unlike my daughter, I bow to Badger for providing a very, very, very useful service. In a way, I don't blame them, because why would they know? When the message isn't getting through about tire wear particles.

But you can do them. You can find a message for yourself. Look up tire wear particles and health, environmental health. And then you discover thousands of articles. Because it's well known to the scientists, but it's not well known to the public. It hasn't got to be level of the forever chemical. At my age, at 90, in that way I don't give a damn. Because I'm not going to be around, to be involved in any of these hot spots, or suffer from these hot spots, that are popping up I'm sure all over North America. But I've got great-grandkids, 7 of them, and I worry about their future. And I've said enough.

Mayor Seeley: All right, unless there's further comments from the attendees, I'll ask Ms. Brotherston to clear any electronic attendees.

Justine Brotherston, Municipal Clerk: If there's anyone online who's interested in providing comments, if you can please use the raise your hand function, you'll just see it at the bottom of your Zoom screen. I'll just ask one more time, if there's anyone who's interested, if you can please use the raise your hand function.

Mayor Seeley: Great. I have some questions. Firstly, the aggregate license was, separated for the two properties. Are the two properties owned by the same owner or is the one in question for the zoning just the one that is owned by Mr. Ertl.

Fred Taylor, Engineering Consultant for Applicant D14-ONT: Correct. Yeah, the license was flipped between Capital and the Badger Company, Frank's company, last year, and the property in question was the 2.9 hectares for rezoning. It's entirely within Frank's licensed property area. Nothing to do with Capital anymore.

Mayor Seeley: Okay, so the main justification for the zoning application is that, it's an accessory use for the rehab of the aggregate pits, that's correct, what we're hearing?

Fred Taylor, Engineering Consultant for Applicant D14-ONT: Yes, and the historic operation was done because it was allowed under aggregate license before they came out with the liquid soil prohibition in 2022. Before that, Frank got involved to try and get into compliance, and then the whole excess soil regulations also came into play, and that's why we're here tonight, because we're trying to get the zoning to comply with all three of those classes of regulations now.

Mayor Seeley: When the site was one license, was it ever reported on a CAR report? That the lands in question were reported as rehabbed.

Fred Taylor, Engineering Consultant for Applicant D14-ONT: You mean with... under Capital?

Mayor Seeley: Correct. It has one license prior to the separation. Capital would have submitted CAR reports for the entire site. Were those lands ever reported as rehabbed?



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Fred Taylor, Engineering Consultant for Applicant D14-ONT: No, and we actually had an MNR inspection today at the site. And we toured the areas that still require rehabilitation, and went through every single area on the property with them MNR today, actually.

Mayor Seeley: So the, current site, this request and zoning, is there a rehab plan for that site?

Fred Taylor, Engineering Consultant for Applicant D14-ONT: There's an approved rehab plan for the area licensed area use.

Mayor Seeley: Is the rehab plan specific to the new license, or is it just a carbon copy of the original? What's the rehab plan for the new site, the Ertl site?

Fred Taylor, Engineering Consultant for Applicant D14-ONT: The rehab plan includes three elements. Water features, large ponds, which are currently in place. Forested areas, which are predominantly in place already, and a lot of tree planting has been done around the ponds and other areas. They're very clear on the property where those are. And the third element is the remaining part, at least the slope stabilized and filled to the appropriate grades to allow proper drainage and agricultural use.

Mayor Seeley: So, the statement today is that the lands in question were never rehabbed by Capital. What state were they left in or provided to Mr. Ertl?

Fred Taylor, Engineering Consultant for Applicant D14-ONT: Substantially rehabilitated, but rehabilitation, was not complete.

Mayor Seeley: Substantially rehabilitated, correct? Can you define substantially rehabilitated? Is there a delineation of that substantial rehabilitation?

Fred Taylor, Engineering Consultant for Applicant D14-ONT: Yeah, the back third is, essentially under agricultural use. And, it needs more topsoil to provide better agricultural growth for the type of crops that should be on that property.

The forested areas, the ponds are completely rehabilitated. They're 95% rehabilitated. And then the remaining area where this area can be rezoned, is where the building and the operation is. That's not rehabilitated yet, obviously.

Mayor Seeley: I am going to back up a little bit. The rehabilitation justification only applies to the Ertl site. Is that a fair statement?

Fred Taylor, Engineering Consultant for Applicant D14-ONT: The ARA license Rehabilitation approved plan requires this site to be rehabilitated in accordance with the approved plan. Yes.

Mayor Seeley: Is the position of the applicant that this use is required to rehabilitate the Capital pit operation?

Fred Taylor, Engineering Consultant for Applicant D14-ONT: It's the most efficient use, because the dry soil is tested, and like we said, we have all the protection measures in place, and the dry soil has to be brought into site somehow, and it just so happens the hydrovac operation provides that dry soil to support the rehabilitation on the property, instead of other trucks bringing in fill to do the rehabilitation.



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Mayor Seeley: What I'm asking for is, does the Capitol pit next door require soil from the Ertle for its rehab.

Fred Taylor, Engineering Consultant for Applicant D14-ONT: No, there's no relationship there.

Mayor Seeley: No relationship. Thank you. So, if the justification is that you need soil to rehab, what calculations have you done for how much material is needed to meet that rehab?

Fred Taylor, Engineering Consultant for Applicant D14-ONT: We haven't really done that, because the license still allows extraction of 50,000 tons per year.

So, if extraction happens in the future, then more rehabilitation would be required. Currently, a ballpark estimation would be that the hydrovac operation could operate for at least 3 years, and provide material for rehabilitation, and the rehabilitation at that time would not be completed.

Mayor Seeley: So, what I'm hearing is that your primary reasoning for the justification is that you need rehab, but you have not completed calculations on how much material you need for the site, on the premise that you assume that there's going to be more extraction.

Fred Taylor, Engineering Consultant for Applicant D14-ONT: Potentially more extraction, it's allowed under the license yea.

Mayor Seeley: Well, they're always allowed extraction until they surrender. There can be a tablespoon of material left for extraction. So, the operation, I assume, works 5 to 6 days a week, is it a 7-day-a-week operation?

Fred Taylor, Engineering Consultant for Applicant D14-ONT: The ECA specifies the operating hours. From the top of my head, it's within the noise by-laws of the Township, so it's something like 8 a.m. to 6 p.m., 5 days a week. And if there's emergency situations where the hydrovac are needed on a, you know, electrical line that's blown out or pulled that's fallen over, a gas line that's leaked, then it's allowed for emergency operations.

Mayor Seeley: Have you run the calculations of 25 trucks operating 5 days a week, 6 days a week, whatever you're... sorry, I was reading, so I'm kind of tuned out there for a second. What calculations have you run to determine how much soil potential these vehicles can bring in over a 3-year period, working 5 days a week?

Fred Taylor, Engineering Consultant for Applicant D14-ONT: VCA matches 25 trucks per day in terms of the maximum quantity that can be brought into the site is based on 25 trucks.

Mayor Seeley: But again, with the catch-all, I'll use that phrase that, for the rehab, you can extract more for better farming. Have you not done calculations of how much soil you need? Do you need 10 feet of topsoil to be better farming? Do you need 6 inches?

Fred Taylor, Engineering Consultant for Applicant D14-ONT: The rehab plan requires a minimum of 8 inches and the back third of the property does not have 8 inches of topsoil. It's more like 4 inches. We could do the calculation. We're happy to do that. We'll write more detail around that.

Mayor Seeley: Absolutely. Let's ask first, the other Badger sites on the slide that you provided, are you an owner of those sites? I'll ask, you know what, Frank, I'll ask him to come out to the microphone so that people can hear.



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Frank Ertl, Property Owner 6678 Wellington Rd 34: I'm the owner of the Welland site, which is getting an ECA license, yes. The other two sites I am not.

Mayor Seeley: We've had that discussion, I thought it was somewhat of a franchise-type operation, is Badger a franchise type situation, or no?

Frank Ertl, Property Owner 6678 Wellington Rd 34: Yeah, yeah.

Mayor Seeley: Okay, so the other sites you own, are they located in industrial?

Frank Ertl, Property Owner 6678 Wellington Rd 34: The site down in Welland, it's in a rural area. The zoning on it is industrial. The site up in Ottawa is in the extracted pit. And then the site up in Sturgeon Falls, I'm not sure exactly what the zoning is up there, but it's similar in nature.

Mayor Seeley: Okay, thank you. I believe that's all I have for right now. Council, do you have any verification questions?

Barb Hagey, 6668 Wellington Rd 34: I was just wondering. I know they wash the trucks there at the Badger site, I just wonder how much water they use for washing those trucks down all the time. I see them, you know, how much water they use per day. And I thought that Badger ran 7 days a week, 24 hours a day. I think that's in their advertisement, that they're available.

Mayor Seeley: I'll let the applicant answer, but it sounds as though they can respond to emergencies. It's if you call and you need a vacuum truck, they'll attend them basically any time of day.

Frank Ertl, Property Owner 6678 Wellington Rd 34: How much water is needed to wash a Badger truck? How much water is needed to wash your car when you take it to a car wash? We wash off the tires when we drive in and out of the mud, and I mean, simple. 30 gallons, maybe? 25 gallons to wash a car, or a truck, would be my best guess. I mean, I don't have an estimate on how much. Well, depends on how much mud's on the truck, right? So that's, my best guess. And as far as our hours of operation, we're there, it's, you know, it's my property. I'm there, usually I'm there 7 days a week. We're not operating, but I'm at the farm typically 7 days a week, you know, for an hour, 2 hours, or whatever in there, but, we're not operational 7 days a week. We don't have, anyone on site Saturdays and Sundays, unless it is an emergency.

Mayor Seeley: I just want to go back to the rehab and the soils. If we're following the aggregate rehab plan, it will indicate an end use. What is that end use?

Fred Taylor, Engineering Consultant for Applicant D14-ONT: Well, the end use of when the rehab is complete, the license will be rescinded, rescinded or surrendered, and the license would no longer be in effect. And I think Val can answer to confirm, but it'd be secondary agricultural, that's the zoning right now.

Valerie Schmidt, Applicant Agent, D14-ONT: It would go back to the previous use, which would be secondary agricultural.

Mayor Seeley: Right, so farmland.

Valerie Schmidt, Applicant Agent, D14-ONT: Sure.

Mayor Seeley: So, in order to go back to crop land, if you're going to import soils. Would it not require Table 1 soils? I believe that was described here, right?



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Fred Taylor, Engineering Consultant for Applicant D14-ONT: Yeah, the rehabilitation plan is very clear. Table 1 soils are required, and it's also, documented in an ARA policy that defines what Table 1 soils are, and refers to the MECP requirements.

Mayor Seeley: Great. The ECA that was approved, does it allow Table 2 or 2.1 or a lower table importation?

Fred Taylor, Engineering Consultant for Applicant D14-ONT: No, all the soil has to be tested, and then the ARA license kicks in for the use of the soil. Which is Table 1. And like we said, and somebody noted 13% of the soil did not meet Table 1, so it was immediately, collected, placed on a truck, taken off-site, disposed of somewhere else.

Mayor Seeley: What I originally posed the question as is the ECA permits Table 2 and 2.1. Less than Table 1.

Fred Taylor, Engineering Consultant for Applicant D14-ONT: No.

Mayor Seeley: No, so, any soils brought in will be tested, and then, you know, then it's going to bring up the question of cross-contamination and things of that nature, and all the testing criteria about who won't go down that road. So, end of the day, the soil importation, any soils placed under the rehab guise is going to be Table 1.

Fred Taylor, Engineering Consultant for Applicant D14-ONT: Absolutely no question, it's all documented and reported, and all the data is collected, and the third-party lab provides that data, and then professionals review the data, confirm it before Badger removes the soil.

Barb Hagey, 6668 Wellington Rd 34: Sorry, so what about the soil that was brought in from the 401, the couple thousand loads of soil? How is that going to be rehabilitated?

Fred Taylor, Engineering Consultant for Applicant D14-ONT: It's unrelated to this application. It's on the southern agricultural portion of the property. It's all been extensively tested. The data has been shared with the Township, and Frank is in discussion with the Township on how to address that, so on, but it's unrelated to this application.

Barb Hagey, 6668 Wellington Rd 34: Thank you.

Alison McCrindle, 6639 Wellington Rd 34: I guess I'm finding it hard to understand that all of this work and time and money that is being spent by this particular company to have this 3-year temporary use amendment. It's really only for 3 years, maybe 6 years. And it has to do with rehabilitating the land, and then they're just going to move on and go somewhere else and continue their, like, why would you put all of that time, money, and energy into this? and then not have the idea that you're actually going to stay there for more than 3 to 6 years and run this operation. I don't know. I find that really hard to believe. Just a comment.

Mayor Seeley: Mr. Ertl would like to address that.

Frank Ertl, Property Owner 6678 Wellington Rd 34: We have been there for a long time. I mean, you guys are my neighbors. You know, our original application was for permanent. Gravel pits are not permanent. At some point, gravel pits are going to be rehabilitated and turned back to farmland. When we spoke with, with Courtenay, Fred and I had a consultation with Courtenay, and she had said that a temporary use would be something that Council would look at. Because it's not permanent. So, if we change the zoning to a permanent zoning, we're going



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to have to come back here to flip it back over to agriculture. Therefore, temporary use while we're rehabilitating the pit is what we're currently doing.

Alison McCrindle, 6639 Wellington Rd 34: With the intention of moving your operation somewhere else?

Frank Ertl, Property Owner 6678 Wellington Rd 34: Eventually, yeah, you know what, it's my farm, and, you know, I'm not planning on selling my farm or getting rid of it. I'm planning on using it as a farm. Like, it's always been. We've got the back portion is in agricultural. We've got the front portion is, you know, we're farming that. Well, Will is farming the back portion, we're in the front portion, growing hay there, and that's the end use of the property. We have the resources to be able to rehabilitate the pit with the business that we're currently running.

Was there any other questions... and I would implore, you know, Barb and yourself, we're neighbors. I mean, if you have any issue. You've got my number, give me a call, and, you know, I want to say thank you to my consultants for doing a wonderful job presenting. And for the numerous, support letters we received from neighbors, and just with the letters that had been sent in with their concerns, I'm a phone call away. We don't have to wait till we get to a meeting. If you're concerned about my operations or how it's going to affect you, by all means, give me a call.

We are neighbours, I've supported your tree business for a number of years. I send my employees over there to buy Christmas trees. We're neighbors, so if you have an issue. I'm right across the road, so I've been to your place lots. Why don't you come over to mine, and I'll show you what we do there. We're not hiding anything, we're not, you know, my integrity is certainly not come into question about whether we're lying about things or doing things inappropriately. We've been doing this for a number of years. The last thing that I want is contaminated material with my farm. My children grow up there. My son is sitting in the back row, we put up fences there, we've been working our butts off on the farm is, you know, it's our home too, right? It's not just your home, it's my home, too.

Alison McCrindle, 6639 Wellington Rd 34: It is your home?

Frank Ertl, Property Owner 6678 Wellington Rd 34: Oh, I don't actually live there, not currently, but, it is my home, and to your letter that you had sent in. I live next door to a gravel pit. Where I reside, I live right next door to a gravel pit, and it's probably about 50 feet away from the gravel pit operation. You're on the other side of the road, so I know the day-to-day operations of the gravel pit. I hear it on the day in and day out, and I jump in my truck in the morning, and we've got dust all over my truck, it's from the gravel pit operations, and, you know, that's unfortunately Puslinch, and, in the area that I live.

That's where the gravel is where we need graveling, we need, you know, we need gravel pits. Nobody wants one in their backyard, but unfortunately, there's a strong need for it, right? When I had originally bought the property it had a gravel pit on it, and you know, we're going to continue to rehab it.

Your questions not related to this application, but the fill that we brought in at the front, we've got a site alteration permit, that, the Township is reviewing. And, once we do receive that, the go-ahead from them, we're going to plant trees in the front, like everybody's only talked about. The whole purpose of bringing that material in was to take the grade down in the front, because the buildings up front my property are all flooded. Every time it rains, the hallways and the inside of the building, the water rises and actually runs into the building. So, we wanted to grade out that front portion of the property, so that the water flows away from the building. I



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know it's not just part of the application, but I wanted to explain that to you, and to let you know that I'm available anytime if you ever want to talk.

Robert McCrindle, 6661 Wellington Rd 34: I don't blame Badger, as much as I blame the Ministry of the Environment. But I'm not cluing into the fact that the one way or another, dumping the wastewater, some of it'll get into the wetlands right next door, and may get into some wells, but that's short-lived. The long-lived problem is always certainly are the solids.

Because these solids almost certainly are contaminated with tire wear particles that slowly and steadily, through the years, will reach out 6PPD, and 6PPQ. It's an ongoing problem.

Mayor Seeley: We took the name that you mentioned, but we're going to, as a Township, we're going to reach out to Paul

So, I'm just reading from a slide here that says, and it's from your ECA, the owner shall ensure the soil sampling analysis and number of samples collected for each stockpile is in accordance with Table 2 of Schedule E of the Ontario Regulation 153-04. So, can you explain to me how your ECA references Table 2, yet you're saying that you're going to be only, putting Table 1.

Fred Taylor, Engineering Consultant for Applicant D14-ONT: Table 2 is the sampling frequency, according to the volume of soil that's collected. So the number of cubic meters of soil depending on the volume, you need to collect more samples the higher the volume. It has nothing to do with the standards that are used for comparison of the actual data from the laboratory. That's separate tables.

Mayor Seeley: Okay. So again, here you're sitting saying that there's going to be future extraction, and you need this soil for rehabbing your future extraction. So, if your full justification is rehabbing for future extraction, how much analysis have you done on what gravel resource is still available on the site?

Fred Taylor, Engineering Consultant for Applicant D14-ONT: About a third of the back area has not been extracted at all, so it's available for extraction, based on historical knowledge and Capital's operations next door, and on the northern third of the property where extraction has been done, there is on the order of, you know, probably, and we could calculate it, we could estimate it, we could provide it in a response to. I can't give you a number tonight, but there is certainly material available for extraction. The extraction has not occurred on that part of the property to date.

Mayor Seeley: I'm definitely looking for a calculation on total soil required, if the justification for the whole site, if the justification is an accessory to the to the rehab, or to the, sorry, to the gravel for rehab. Unless you have solid numbers to me, then it's not...

Fred Taylor, Engineering Consultant for Applicant D14-ONT: I just want to clarify to be clear. So, you want to know how much soil is required for rehab versus how much is coming in from the hydrovac operation to be sure that the amount that's required and is delivered by the hydrovac operator isn't way above what is required for rehabilitation. Is that what you're saying?

Mayor Seeley: What I'm looking for is, yes, I'm looking to know if you need, if you have 4 inches in the back, and you need 8 inches more, there's going to be a total number, then you're going to calculate how much extraction you're going to do, and then there's going to be a rehab plan, and we're going to come to this grandiose number that says we need X amount of soil, and that should fit in 3 years or less. And there should be a plan that says it needs to be put to this elevation, this much depth. Because otherwise, I don't understand the justification.



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Fred Taylor, Engineering Consultant for Applicant D14-ONT: Yeah, the rehab plan provides all the elevations. And, we can provide the calculation to support what you're asking for, no question.

Mayor Seeley: Thank you. I think I'm done harping on that part. So, you have to be clear. It is what it is.

Justine Brotherston, Municipal Clerk: Okay. If there's anyone online who would like to make a comment, please use the raise your hand function. It's just located at the bottom of your screen.

Kathy White, 4540 Wellington Rd 35: Just wondering, in the time that your operation there has been closed down. Where would you take the soil in the interim.

Fred Taylor, Engineering Consultant for Applicant D14-ONT: Other permitted sites unrelated to Badger.

Kathy White, 4540 Wellington Rd 35: Other permanent sites?

Fred Taylor, Engineering Consultant for Applicant D14-ONT: Permitted sites. For instance. I don't know the details, I mean, it's multiple sites. The clear, obvious one is Welland, which is a little farther away. It's a little more expensive, but it's already permitted.

Kathy White, 4540 Wellington Rd 35: A little further away. I drove to Welland a couple of weeks ago. It took me an hour and a half. 3 hours round trip to get rid of one.

Fred Taylor, Engineering Consultant for Applicant D14-ONT: No, multiple trucks are allowed in Welland, and it's fully permitted,

Kathy White, 4540 Wellington Rd 35: That's ridiculous amount of time.

Fred Taylor, Engineering Consultant for Applicant D14-ONT: I think Frank would agree. There must be something closer to that that you're using than one.

Mayor Seeley: Kathy, I don't think that's pertinent to us. As long as he's not dumping it on the site.

Kathy White, 4540 Wellington Rd 35: I'm just wondering if they did something in the meantime. Is that a possibility, for them to do in the future. That's the question. Yes, so instead of using this site, if there is something that's being used in the interim. That makes sense. Then why do this in a field in Puslinch.

Mayor Seeley: Because he can apply, any landowner can apply.

Kathy White, 4540 Wellington Rd 35: I know. But it's, it's just, and then I, I do want to stress the fact, I do believe that the Welland site, I mean, there are other, industrial operations around that, and also the Carp road is completely industrial.

Fred Taylor, Engineering Consultant for Applicant D14-ONT: Carp Road is a licensed ARA site.

Kathy White, 4540 Wellington Rd 35: At the back, on McGee Side Road.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
APRIL 16, 2025 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34

Fred Taylor, Engineering Consultant for Applicant D14-ONT: It's owned by Badger. I mean, that is almost identical to this site.

Kathy White, 4540 Wellington Rd 35: It's owned by Chaddick or something

Fred Taylor, Engineering Consultant for Applicant D14-ONT: Badger. The same owner that operates the hydrovac operation at the site owns the gravel pit.

Kathy White, 4540 Wellington Rd 35: Yes, that's true, but it is a commercial area.

Fred Taylor, Engineering Consultant for Applicant D14-ONT: It's extractive industrial.

Kathy White, 4540 Wellington Rd 35: Way more than County Road 34.

Fred Taylor, Engineering Consultant for Applicant D14-ONT: County Road 34 is extractive industrial as well.

Kathy White, 4540 Wellington Rd 35: My point is, the back of the property on Carp Road may have been a pit and had extraction, but I don't think it's seeing any extraction now, it's being used by Badger.

Mayor Seeley: I can help here, Kathy. I just don't want to get into a back and forth.

Kathy White, 4540 Wellington Rd 35: But I want to make sure that we understand that this site is different. And I'm not getting that, he's just saying it's in a pit. It's not.

Fred Taylor, Engineering Consultant for Applicant D14-ONT: Extraction is allowed at the Carp Road site under the ARA license.

Mayor Seeley: Sir, just give me a second.

So through even the Wellington County Tax Assessment Appeal, through that process, an industrial tax class was created, too, so I'm assuming that that site would now be, under the extractive slash industrial, so it is correct.

And I don't believe you're incorrect, but there's likely more appropriate use around it, and it was I feel, you know, these area pits are becoming ideal for industrial uses, and that's, and to me, that's not appropriate when they are licensed pits. So, going forward, this is highlighting very important items that we're going to deal with. Every application that comes forward in this Township. We're going to have to dictate the truck, the boat, the ore, the motor, like, you name it. We're going to have to identify it, because they are too susceptible to other uses. But we're here today, I hear what you're saying, we don't have the same use around. The pit next door is extractive industrial. They submit CAR reports that extraction is almost complete, so much so that the scale house has been removed, that the plant was removed.

So, I think that's where you're going.

Kathy White: Yes, and I want to just make it very clear. The uses around those other sites are not farming.

Mayor Seeley: Fair statement.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
APRIL 16, 2025 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34

Kathy White, 4540 Wellington Rd 35: There might be some in Welland, but there definitely are industrial uses next to it. So, that's the point I want to make. I don't think it came across very well here, because we keep saying, well, there was a pit there, but, there are commercial uses, or industrial uses there.

Mayor Seeley: I declare this public meeting closed. Council will take no action on the proposal tonight. Staff will be reporting on a later date with a recommendation for Council's consideration. If you wish to receive further notification of this proposal, please email or call planning at bustlitch.ca, or by phone, 519-763-1226 Extension 4, or contact township staff during regular business hours.

When those persons who leave their names will be provided further notification. If you wish to speak to the proposal when it's brought forward brought before Council in the future, you must register as a delegation to the Municipal Clerk prior to the meeting. Thank you, everyone, for attending tonight



DATE: December 9, 2025

MEMORANDUM TO: Heads of Council

SUBJECT: Emergency Management Modernization Act Achieves Royal Assent

Dear Heads of Council:

I am pleased to let you know that on December 3rd, 2025, the Government of Ontario's *Emergency Management Modernization Act, 2025*, which amends the *Emergency Management and Civil Protection Act* (EMCPA) received Royal Assent.

The EMCPA is Ontario's framework for managing emergencies and defines the authority and responsibilities of the province, municipalities and specific individuals in emergency management.

From ice storms to flooding and wildland fire, the risks facing communities have grown in scale and impact. That's why under the leadership of Premier Ford, Ontario has urgently modernized its legislation to reflect the rapidly changing landscape of emergencies.

The amendments we have made enable a more effective, coordinated and comprehensive approach to emergency management and ensures response plans are tailored to local needs. Key changes now include:

- Clarifying the role of the Ministry of Emergency Preparedness and Response as the provincial lead and one-window contact for coordinating emergency management activities.
- Outlining Ontario Corps as a key provincial emergency resource and capability that can be deployed to supplement local resources to support municipalities, when requested. (An emergency declaration is not required to request provincial support.)
- Strengthening Ontario's commitment to facilitating coordination among municipalities by implementing the joint emergency programs and plans for two or more municipalities.

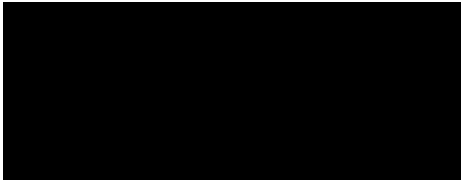
The legislation will be implemented in phases, with future regulations to support it. Future work will enhance municipal emergency management by providing flexibility for programs based on local needs and capacity. Upcoming regulations will also clarify the process for municipal emergency declarations under the Act to ensure accountability.

Ongoing dialogue and collaboration with municipalities and emergency management partners will be key as the ministry continues engagement to inform future work related to these amendments.

On a personal note, it was a pleasure to meet with many of you this summer, including at the Association of Municipalities of Ontario (AMO) conference to discuss Ontario's emergency management modernization. The feedback we received has been instrumental in shaping these legislative amendments.

Thank you for your continued partnership and dedication to protect Ontario. I hope to see you at the Rural Ontario Municipal Association Conference in January. Your commitment to emergency management makes a difference, and I look forward to moving this important work forward with you.

Sincerely,



The Honourable Jill Dunlop
Minister of Emergency Preparedness and Response

cc: Rob Flack, Minister of Municipal Affairs and Housing
Robin Jones, President, Association of Municipalities of Ontario

Solicitor General

Office of the Solicitor General

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132-2025-4811

By email

December 5, 2025

Dear Heads of Council and Chief Administrative Officers of OPP-Policed Municipalities:

Further to my letter on September 26, 2025, I am pleased to confirm the release of the 2026 Ontario Provincial Police (OPP) annual billing statements. These billing statements include confirmation of policing costs before and after the implementation of the 11 per cent cap on OPP policing costs for 2026.

The cap was introduced to provide municipalities with greater predictability and stability for the 2026 billing year, ensuring costs do not rise by more than 11 per cent between 2025 and 2026, excluding any service enhancements. This measure reflects the province's commitment to responsive and responsible cost management, particularly in the context of the cost pressures identified for the upcoming year. Without provincial intervention costs for OPP-policed municipalities would be significantly higher in 2026.

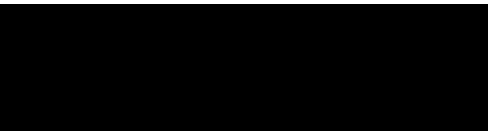
In determining the methodology for the cap on OPP policing costs for the 2026 billing year, a number of items were considered, including the Ontario Provincial Police Association salary increases and managing year-over-year cost variability. In addition, factors relevant to all municipalities across the province were considered, such as the rate of inflation, typical salary increase trends, and municipal fiscal capacity including grants.

Any questions related to specific OPP billing statements or operational estimates can be directed to the Crime Prevention and Community Support Bureau at opp.municipalpolicing@opp.ca.

In addition, any questions related to policy changes and the approach to OPP cost recovery can be directed to my team at the Strategic Policy Division, Ministry of the Solicitor General at solgeninput@ontario.ca.

Thank you for your ongoing partnership in protecting Ontario and keeping our communities safe.

Sincerely,



The Honourable Michael S. Kerzner
Solicitor General

- c. Mario Di Tommaso, O.O.M.
Deputy Solicitor General, Community Safety
Ministry of the Solicitor General

Thomas Carrique, C.O.M.
Commissioner, Ontario Provincial Police

JOSEPH RACINSKY
MPP - Wellington-Halton Hills



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December 17th, 2025

Dear Members of Council,

Thank you for forwarding your municipal resolution (No. 2025-376) regarding the sex offender registry. I appreciate the attention your Council continues to bring to matters of community safety and public protection.

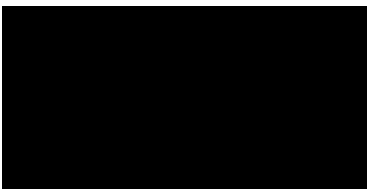
I would like to let you know that our government recently introduced **Bill 75, the *Keeping Criminals Behind Bars Act, 2025***, on November 25th, which advances several public-safety measures aimed at strengthening oversight of serious and repeat offenders. In particular, the legislation reinforces the enforcement environment surrounding high-risk individuals by expanding police and corrections authorities' ability to issue and enforce warrants, increasing penalties for breaches of release conditions, and tightening supervision requirements for offenders with prior serious convictions.

In **Bill 46, the *Protect Ontario by Cutting Red Tape Act, 2025***, which received Royal Assent on December 11th, our government also made changes to Christopher's Law (*Sex Offender Registry*) allowing information to be disclosed to police services for crime prevention or law enforcement purposes.

These actions form part of our government's ongoing commitment to reinforcing Ontario's public-safety system and ensuring that the protections in place remain strong and responsive to community needs. The concerns raised in your resolution reflect priorities that continue to be important to our community.

Thank you again for bringing this matter to my attention and for your continued service to the residents of Puslinch.

Sincerely,



Joseph Racinsky, MPP
Wellington-Halton Hills

Monika Farncombe

From: AMO Policy <policy@amo.on.ca>
Sent: Friday, December 12, 2025 4:32 PM
To: Admin
Subject: AMO Policy Update – Advocacy on Archaeological Heritage Protection, Long Lead Time Electricity Procurement, Buy Ontario Act, AMPs for Wildland Fire Safety

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AMO Policy Update - Advocacy on Archaeological Heritage Protection, Long Lead Time Electricity Procurement, *Buy Ontario Act*, and AMPs for Wildland Fire Safety

Top Insights

- AMO supports advocacy on archaeological assessments that upholds treaty rights, advances reconciliation, and promotes strong municipal-Indigenous relationships.
- The IESO is consulting on the design of its upcoming "long-lead time electricity procurement" for hydro-electric projects. AMO supports the proposed continued role for municipal approvals.
- Bill 72, the *Buy Ontario Act* will require municipalities to prioritize Ontario and Canadian companies during procurement. AMO calls for flexibility to keep municipal services on-time and on-budget.
- AMO submission supports the use of administrative monetary penalties (AMPs) in wildland fire safety and calls for additional opportunities to move charges to an AMP system.

Supporting Indigenous Advocacy on Archaeological Heritage Protection

AMO's letter to [the Minister of Citizenship and Multiculturalism](#) supports Indigenous communities who are asking the province to protect treaty rights, archaeological heritage, and burial sites. The province is making changes to the archaeological heritage rules to exempt more projects from archaeological assessment. This could undermine the collaborative, meaningful relationships that municipalities and Indigenous communities are working hard to build. AMO calls on the province to balance heritage protection and reconciliation with faster development.

Preparing for Long Lead Time Electricity Procurements

The Independent Electricity System Operation (IESO) is consulting on the design of their upcoming long [lead time electricity procurement](#) (LLT) which will focus on hydroelectric generation projects. [AMO's feedback](#) on program design:

- Supports a requirement for projects to get a municipal support resolution;
- Encourages the IESO to work with the province and municipalities to manage source water protection;
- Recommends developers not seek municipal support resolutions during the “lame duck” period of the 2026 municipal elections.

Buy Ontario Act and Municipal Auto Procurement

The *Buy Ontario Act* (Bill 72) allows the province to require municipalities to prioritize procurement from Ontario and Canadian businesses. AMO has asked the province to make sure municipalities have the flexibility to buy from other vendors when needed to avoid significant construction delays and price increases. AMO facilitated municipal input on a new provincial fleet vehicle procurement policy setting new requirements for our sector. This involved hosting a joint webinar with the Ministry of Public and Business Service Delivery and Procurement and circulating a survey to secure municipal staff expert input.

Submission on Administrative Monetary Penalties for Wildland Fire Safety

On December 10, AMO sent a [letter](#) to the Ministry of Natural Resources and Ministry of the Attorney General in support of the [proposal](#) to establish a framework for issuing administrative monetary penalties (AMPs) to encourage compliance with wildland fire safety requirements. Overall, AMO supports moving more charges to AMPs to help alleviate the already overburdened provincial offences court system. We encourage the Ministry of the Attorney

General to work with AMO and our members to identify other charges that would be more appropriate in the AMP system to address backlogs in the system.

An online version of this Policy Update is also available on the [AMO Website](#)

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Monika Farncombe

From: AMO Policy <policy@amo.on.ca>
Sent: Tuesday, December 23, 2025 2:15 PM
To: Admin
Subject: AMO Policy Update - Submission on Proposed Regional Consolidation of Conservation Authorities

Follow Up Flag: Follow up
Flag Status: Flagged

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AMO Policy Update - Submission on Proposed Regional Consolidation of Conservation Authorities

Top Insights

- AMO submitted four recommendations to the province on its proposal to consolidate the existing 36 conservation authorities (CAs) into seven regional CAs and the creation of a provincial oversight agency – the Ontario Provincial Conservation Agency (OPCA).
- We urged the province to maintain and prioritize local governance, expertise and decision making in CA consolidation, fund transition costs to mitigate service delivery impacts, restore a 50-50 municipal funding partnership that reflects increased provincial authority over CA operations, and potentially its fees and establish an implementation working to develop options that would deliver on the province’s consolidation objectives while protecting local decision making and municipal fiscal sustainability.

AMO’s Submission on Proposed Conservation Authority Consolidation and Creation of Provincial Oversight Body

In late October, the province announced plans of two transformative changes to Ontario’s CA system. These changes are part of a [suite of broader](#)

[legislative and regulatory changes](#) intended to facilitate getting more homes built, through reduced regulatory burden and speedier regulatory approvals.

The first change would see the creation of a provincial oversight body, the Ontario Provincial Conservation Agency (OPCA). The agency's mandate includes powers to issue binding guidelines on CA performance, standards, and asset management. The OPCA's funding will be a mix of provincial funding, service fees, and cost recovery from CAs.

The second change, if adopted, would create seven regional CAs by merging the existing 36 CAs. The proposed regional boundaries of the new mega CAs are based on natural watershed systems, keeping existing CA boundaries intact where possible, and aligning source protection regions.

AMO supports the province's goal to streamline and improve the land development services provided by CAs as it takes concrete action to build more homes and growth enabling infrastructure. AMO is concerned that the scale and pace of the proposed changes, when undertaken without prior consultation with affected stakeholders including the municipal sector and CAs, risks increasing regulatory burden and costs. The changes also erode responsive local decision making, including permitting time.

Given these concerns, AMO's recommendations to the province are centered on greater and collaborative stakeholder engagement that's foundational to addressing the governance and funding challenges in the current proposal. Specifically, we urge the province to:

1. Maintain and prioritize local governance, expertise and decision making in CA consolidation
2. Fund transition costs to mitigate service delivery impacts
3. Restore a 50-50 municipal funding partnership that reflects increased provincial authority over CA operations, and potentially its fees, and
4. Collaborate on creating an implementation working group that would develop options, and group membership would include AMO, Conservation Ontario, select CAs and municipalities, developers, and Indigenous communities.

An online version of this Policy Update is also available on the [AMO Website](#).

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Monika Farncombe

From: AMO Policy <policy@amo.on.ca>
Sent: Friday, December 19, 2025 2:59 PM
To: Admin
Subject: AMO Policy Update – Advocacy on Local Electricity Distribution

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AMO Policy Update - Advocacy on Local Electricity Distribution

Top Insights

- The province's Panel for Utility Leadership and Service Excellence (PULSE) and AMO held townhall meetings with municipal elected officials and CAOs. The panel shared details about their mandate and scope, including that it is not considering mandatory consolidation and is instead focusing on making sure LDCs have the right tools to meet local needs.
- AMO's LDC review submission urged the province to prioritize local growth planning needs and accountability with broader provincial energy planning goals. We specifically asked the province to maintain majority public ownership of LDCs; provide flexibility on board composition and governance, financial models, and performance reporting; and take the timing of the 2026 municipal election into account in implementation plans.
- The province has released the final regulation outlining criteria for the designation of Special Economic Zones which can be used to exempt projects from legislation, regulations or by-laws. The province now has the authority to exempt designated projects from municipal by-laws while simultaneously offering municipalities "trusted proponent" status to bypass laws for high-priority local developments benefiting the economy.

AMO Townhalls on the Panel for Utility Leadership and Service Excellence (PULSE)

AMO recently hosted two townhall webinars led by PULSE Chair Anthony Haines, and members of the panel including Alex Nuttall, Paula Conboy, and David MacNaughton. These townhalls provided an opportunity for discussion and feedback on the PULSE mandate, and potential recommendations on how local distribution corporations (LDCs) can finance and deliver infrastructure. PULSE is expected to deliver its final recommendations to the Minister of Energy and Mines in early 2026.

Following the townhalls, PULSE Chair, Anthony Haines reached out to AMO expressing gratitude for AMO's stakeholder engagement support. He also took the opportunity to note that the panel is not recommending further LDC consolidation, in addition to summarizing key themes that emerged in stakeholder consultations. The full letter to Karen Nesbitt, Director of Policy and Government Relations at AMO, is reproduced in full, below.

Hello Karen,

We appreciate your continued engagement on the Panel for Utility Leadership and Service Excellence (PULSE) and thank AMO for its efficient coordination with municipalities across the province. The focus on municipal shareholder perspectives has been particularly helpful.

The Panel remains committed to developing solutions as stakeholders navigate the pressures of growth and change in the electricity distribution sector. Since amalgamation and corporatization began in 1998, the number of electricity utilities in Ontario has decreased from 307 to 58. While the Panel is not recommending further consolidation, our goal is to create an environment where municipal shareholders of electricity utilities can have informed conversations about the next steps in the evolution of electricity distribution in Ontario. We are not seeking to limit options, but rather to expand them.

Key themes emerging from our engagement include:

- **Local employment needs:** Many electricity utilities will require a significant increase in resources—potentially doubling—to meet growth demands and this will require more skilled workers in communities across the province.
- **Long-term planning:** As asset-intensive businesses, electricity utilities need funding strategies aligned with long-term planning horizons.
- **Regulatory challenges:** Stakeholders have expressed concern that the current regulatory system is overly burdensome, leading to under-earning for many utilities. While customer protection remains essential, regulatory requirements should be re-evaluated to ensure they are balanced, incremental, and supportive of investor confidence.
- **Investment barriers:** The existing tax system presents obstacles to investment, and solutions must be identified to encourage capital inflows where necessary.
- **Mergers and acquisitions:** Where a merger or acquisition makes sense, the regulatory process is seen as cumbersome and slow, requiring retooling to better support timely decisions.

- **Governance models:** To attract external partners, governance structures must evolve to reflect collaboration with the financial community.
- **Funding diversity:** Funding sources will vary depending on utility size, and tailored solutions will be necessary for both the largest and smallest entities.

We recognize that further workshops are needed to refine options for smaller utilities. However, there is broad agreement on the principles guiding this work, which provides a strong foundation for moving forward.

Thank you again for your engagement and support. We look forward to continuing these discussions and working together on sustainable solutions for the sector.

Sincerely,

Anthony Haines, PULSE Panel Chair

AMO's Submission on the PULSE Review

AMO provided advice to PULSE and the Ministry of Energy and Mines as they finalize recommendations on how to deliver the next generation of distribution infrastructure. AMO advanced recommendations centred on ensuring local growth planning and provincial energy planning are undertaken in coordination while mutually supporting shared objectives. Specifically,

1. Majority municipal ownership of LDCs with expanded private financing tools.
2. Transparent and accountable performance reporting and board composition.
3. Flexibility for shareholders to decide what governance and financial models best meet local needs.
4. Implementation timelines that account for the 2026 municipal elections.

AMO looks forward to continuing to support PULSE and the province in modernizing LDC governance while making sure municipalities remain active participants in energy planning.

Province Announces Final Regulation for Special Economic Zones (SEZs)

The Ministry of Economic Development, Job Creation and Trade (MEDJCT) [has announced](#) the release of the final SEZ regulation. This new regulation sets criteria for the Minister to designate projects, trusted proponents, and geographic boundaries as SEZs. The province can now exempt designated projects from provincial laws and regulations, and municipal by-laws. The regulation does not outline a process for the province to determine what laws,

regulations or by-laws would be exempt – the province has previously indicated an intent to make these decisions on a case-by-case basis.

Municipalities are named as a “trusted proponent” under the regulation, allowing them to bypass traditional regulatory hurdles to accelerate high-priority projects. This status is not universal and is tied to designated projects.

AMO continues to [encourage the province](#) to use this new authority in collaboration with host municipalities on proposed SEZ projects.

An online version of this Policy Update is also available on the [AMO Website](#).

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Monika Farncombe

From: Kwan, Jenny - M.P. <Jenny.Kwan@parl.gc.ca>
Sent: Monday, December 8, 2025 4:44 PM
To: Kwan, Jenny - M.P.
Subject: Bill C-233, the No More Loopholes Act / le projet de loi C-233, la loi visant à éliminer les échappatoires
Attachments: Q and A Bill C-233 No More Loopholes Act E.pdf; Questions et réponses Projet de Loi C-233 loi visant à éliminer les échappatoires - F.pdf; Myths and Facts BillC233-E.pdf; Mythes et Faits Projet de loi C233-FR.pdf; Template letter of support-Bill C-233-E.docx; modèle de lettre de soutien-projet de loi c-233-F.docx

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Dear elected officials,

I'm writing to share important information about Bill C-233 — the No More Loopholes Act — a Private Member's Bill that I introduced in the House of Commons in September, and to urge broad support for this legislation at Second Reading in late February 2026.

This bill takes a straightforward but essential step: it closes the longstanding loophole that allows Canadian-made arms, components, and military technologies to be exported to the United States without permits, risk assessments, or transparency. This bill is essential to stop Canadian arms from being used to violate human rights abroad. Having your municipality's endorsement would be important to me.

Bill C-233 brings Canada's export-control system in line with the rules we already apply to the rest of the world. It strengthens our compliance with the Arms Trade Treaty (ATT), which Canada adopted in 2019, and ensures we meet our legal and moral obligations to prevent Canadian goods from contributing to violations of human rights and international humanitarian law.

Today, most military goods sent from Canada to the U.S. require no permits and are not publicly reported. This is not a small technical gap — it represents the majority of Canada's arms-export volume. As a result, parts and components produced in Canada can be incorporated into larger weapons systems in the U.S. and then transferred to high-risk destinations, including places where civilians are already suffering devastating harm.

Bill C-233 addresses this by:

- Ending the blanket U.S. exemption so that **all** military exports, regardless of destination, undergo the same permit, risk-assessment, and accountability process.
- Clarifying that export controls apply to all military parts, components, and related technology.
- Preventing the use of broad "general export permits" for military items, ensuring proper case-by-case assessment.
- Requiring end-use certificates only when they meaningfully reduce the risk of violations such as war crimes.
- Mandating annual public reports on Canada's compliance with the ATT and the Export and Import Permits Act.
- Helping ensure Canada does not contribute — directly or indirectly — to human-rights abuses abroad.

These measures do **not** restrict production, innovation, or legitimate defence cooperation.

They do **not** interfere with military aid to Ukraine, which flows through a separate, streamlined Department of National Defence process.

They do **not** affect how the Canadian Armed Forces acquire equipment. And they do **not** undermine NATO cooperation — in fact, nearly all NATO members already apply the ATT uniformly.

Civil society organizations across the country support closing this loophole. Groups such as Oxfam, Project Ploughshares, Independent Jewish Voices, Arms Embargo Now, Canadians for a Just Peace in the Middle East, LeadNow, and the Canadian Muslim Public Affairs Council have all emphasized that Canada cannot claim to uphold human rights while allowing most of its military exports to remain unreviewed and unreported.

This bill is fundamentally about transparency, accountability, and ensuring Canada's export-control system reflects our values, our treaty obligations, and our commitment to civilian protection. It is not a partisan issue — it is a matter of international law, human dignity, and responsible governance.

I am including a sample letter of support, and a fact sheet, for your reference.

I hope you will join in supporting Bill C-233 and helping to ensure that Canada's role in global arms transfers is consistent, principled, and accountable.

Sincerely,

Jenny Kwan
MP for Vancouver East

Chers collègues élus,

Je vous écris pour vous communiquer des informations importantes concernant le projet de loi C-233, qui vise à éliminer les lacunes de la Loi sur les licences d'exportation et d'importation; et, pour vous demander de soutenir largement ce projet de loi d'initiative parlementaire que j'ai présenté à la Chambre des communes en septembre lorsqu'il passera à l'étape de la deuxième lecture à la fin du mois de Février, 2026.

Ce projet de loi propose une mesure simple, mais essentielle: il vise à corriger une lacune de longue date qui permet l'exportation vers les États-Unis d'armes, de composants et de technologies militaires fabriqués au Canada sans permis, sans évaluation des risques et sans transparence. Cette loi est essentielle pour empêcher que les armes canadiennes ne soient utilisées pour violer les droits de la personne à l'étranger. L'appui de votre municipalité serait important pour moi.

Le projet de loi C-233 a pour effet d'harmoniser le système canadien de contrôle des exportations avec des règles que nous appliquons déjà au reste du monde. Il nous permet de mieux respecter le Traité sur le commerce des armes (TCA), que le Canada a signé en 2019, et de nous acquitter de nos obligations légales et morales d'empêcher que des biens canadiens ne contribuent à des violations des droits de la personne et du droit international humanitaire.

À l'heure actuelle, il n'est pas nécessaire d'obtenir un permis pour exporter la majeure partie des biens militaires du Canada vers les États-Unis, et cette information n'est pas rendue publique. On parle ici de la majeure partie du volume des exportations d'armes du Canada. En raison de cette grave lacune technique, les pièces et composants fabriqués au Canada peuvent être utilisés dans des systèmes d'armement plus importants aux États-Unis, puis acheminés vers des destinations à haut risque, notamment des régions où les civils sont déjà victimes de violences dévastatrices.

Pour corriger la situation, le projet de loi C-233 propose :

- de mettre fin à l'exemption générale accordée aux États-Unis, de manière à ce que **toutes** les exportations militaires, quelle que soit leur destination, soient soumises au même processus d'autorisation, d'évaluation des risques et de reddition de comptes;
- de préciser que les contrôles à l'exportation s'appliquent à toutes les pièces, composants et technologies connexes à usage militaire;
- d'empêcher l'utilisation de « permis d'exportation généraux » pour les marchandises militaires, garantissant ainsi une évaluation appropriée au cas par cas;
- d'exiger des certificats d'utilisation finale uniquement lorsqu'ils réduisent de manière significative le risque de violations telles que les crimes de guerre;
- de rendre obligatoire la publication de rapports annuels sur le respect par le Canada du TCA et de la Loi sur les licences d'exportation et d'importation;
- de garantir que le Canada ne contribue pas, directement ou indirectement, à des violations des droits de la personne à l'étranger.

Ces mesures **ne limitent pas** la production, l'innovation ou la coopération légitime en matière de défense.

Elles **ne gênent pas l'aide militaire à l'Ukraine**, qui passe par un processus distinct et simplifié établi par le ministère de la Défense nationale.

Elles **n'ont aucune incidence** sur la façon dont les Forces armées canadiennes acquièrent leur équipement. De plus, elles ne nuisent pas à la coopération avec l'OTAN — en fait, presque tous les membres de l'OTAN observent déjà le TCA de manière uniforme.

Les organisations de la société civile à l'échelle du pays sont favorables à l'élimination de cette lacune. De nombreux groupes, tels qu'OXFAM, Project Ploughshares, Voix juives indépendantes, Arms Embargo Now, Canadiens pour la justice et la paix au Moyen-Orient, LeadNow et le Conseil canadien des affaires publiques musulmanes ont tous fait valoir que le Canada ne peut pas prétendre défendre les droits de la personne alors que la plupart de ses exportations militaires ne font l'objet d'aucun examen ni rapport.

Ce projet de loi vise essentiellement à assurer la transparence et la reddition de comptes et à garantir que le système canadien de contrôle des exportations soit à la hauteur de nos valeurs, de nos obligations issues des traités et de notre engagement envers la protection des civils. Il ne s'agit pas d'une question partisane, mais bien d'une question de droit international, de dignité humaine et de gouvernance responsable.

Je joins à ce message une lettre modèle de soutien et une fiche d'information pour votre information.

J'espère que vous vous joindrez à nous et que vous mobiliserez vos alliés syndicaux et communautaires pour appuyer le projet de loi C-233 et contribuer à ce que le Canada joue un rôle cohérent, fondé sur des principes et responsable dans le cadre des transferts d'armes à l'échelle mondiale.

Je vous prie d'agréer mes salutations distinguées,

Jenny Kwan
Députée, Vancouver-Est

Questions and Answers - A Fact Sheet on Private Member's Bill C-233

An Act to Amend the Import and Export Permits Act

Closing Canada's U.S. Arms-Export Loophole: The "No More Loopholes Act"

Q. What is Canada's current export control regime for arms?

A. Currently, Canadian exports of military goods and technologies are subject to the Export and Imports Permits Act (EIPA) and the Arms Trade Treaty (ATT).

The EIPA requires Canadian individuals and organizations wishing to export controlled items, including military goods and technologies, to obtain a permit issued by the Minister of Foreign Affairs.

Section 7.3(1) of the EIPA requires the Minister to deny export permit applications for controlled items if there is a "substantial risk" that the export or brokering of the items would undermine peace and security or could be used either to commit or to facilitate serious violations of international humanitarian and human rights laws.

The ATT prohibits signatories from exporting military goods and technologies where at least one of the following situations would exist:

- the exportation would violate United Nations Security Council measures, particularly arms embargoes;
- the exportation would violate the exporting country's obligations under international agreements; or
- the exporting country has knowledge that the controlled items being exported would be used to commit genocide, crimes against humanity or other specified attacks against civilians.

Q: What is the issue regarding Canadian arms-export laws currently?

They contain giant loopholes:

- Arms, components and technology can be shipped to the United States without permits, risk assessments, or public reporting.
- Once in the U.S., these Canadian-made parts are built into weapons systems – such as F-35 fighter jets and Apache attack helicopters – which are then sent to Israel, Saudi Arabia and other conflict zones.

Q: How did this happen?

In 2019, even though Canada amended its Export and Import Permits Act to align with the Arms Trade Treaty (ATT), however, the U.S. remains exempted.¹ As such, the export or brokering of most military goods and technologies to the US do not need an export permit, allowing this trade to continue unregulated and unreported. For the past two years, arms manufacturers in Canada have profited from this loophole as civilians in Gaza face bombing, starvation, and destruction.

Q: If Canada signed onto the Arms Trade Treaty, isn't Canada committed to preventing human rights abuses?

Yes – on paper. Canada's ATT commitments forbid exporting weapons likely to be used to bomb civilians, starve communities, or commit other human rights violations. In practice, the U.S. loophole undermines those commitments and lets Canadian-made bullets, components, and technology flow into conflicts abroad.

Q: What's the impact?

Project Ploughshares reported that the Canadian Commercial Corporation (CCC) signed a contract worth nearly \$80 million for artillery propellants destined for the U.S.; some were later used in weapons transferred to Israel. Canadian-made parts have been integrated into larger weapons systems now used in Gaza, despite government claims to have blocked similar sales. Each shipment erodes Canada's credibility and risks complicity in alleged breaches of international humanitarian law.

Q. What steps have other countries taken to ensure they are not complicit?

A. Switzerland and Germany implemented end-use control measures that include on-site inspections of exported military goods. Netherlands has language in their laws that would require further assessment if goods are re-exported to other countries.

¹ 1. [section 2\(a\)](#) of the ECL, which states that Canada's export controls do not apply to U.S. destined exports of most controlled items, including military goods and technologies;

2. GAC's [A Guide to Canada's Export Control List](#), which indicates that, "[u]nless otherwise specified, the export controls for military, dual-use and strategic items contained in this Guide apply to all destinations except the United States"; and

3. Canada–U.S. [reciprocal arrangements](#) that enable trade between Canada and the United States in most military goods and technologies without the need for an export permit. “

Q: What is MP Jenny Kwan's Private Member's Bill C-233 proposing?

MP Jenny Kwan has introduced the No More Loopholes Act, a Private Member's Bill that would:

- End the U.S. exemption. That means no countries will be exempted from permits, risk assessments and accountability. All exports to the United States will be required to undergo the same permit, risk-assessment, and transparency rules as any other country.
- Clarify that export controls includes all parts, components and technology or is necessary for the use of arms, ammunition, implements or munitions of war.
- Prevent the issuance of general export or brokering permits for military goods and technology.
- Require end use certificates only if it would sufficiently mitigate substantial risk of war crimes.
- Require annual reports to Parliament on Canada's compliance with the EIPA and ATT.
- Help end Canada's complicity in human rights violations linked to weapons transfers.

Q: Who supports closing the loophole?

- The UN Human Rights Council and independent UN experts have called for halting arms transfers that fuel violations of humanitarian law.
- Civil-society groups in Canada, including Arms Embargo Now, Lead Now, Canadians for a Just Peace in the Middle East, Oxfam, Project Ploughshares, Independent Jewish Voices and the Canadian Muslim Public Affairs Committee advocate for stronger export controls.
- Canadians across the country who do not want their taxes or industries tied to atrocities.

Q: What's the call to action?

Parliament must act now to:

1. Close the U.S. loophole once and for all.
2. Ensure Canada's export-control laws live up to our international treaty obligations and human rights standards.
3. Prioritize peace and civilian protection over arms-trade profits.

All MPs – regardless of party – are urged to support the No More Loopholes Act and help end Canada's complicity in war crimes and human rights abuses.

Bill C-233: Myths vs. Facts

Myth 1: Bill C-233 would decimate Canada's defence industry.

Fact: The bill *only* standardizes export controls. It does **not** restrict production, sales, or innovation. It simply applies the same rules to all Group 2 exports.

Myth 2: This would weaken Canada's role in NATO.

Fact: Almost every NATO member is part of the Arms Trade Treaty (ATT). Aligning our controls strengthens cooperation with our allies—not the opposite.

Myth 3: This would delay critical Canadian support to Ukraine.

Fact: Military aid to Ukraine is sent through the Department of National Defence using a **streamlined process** unaffected by the bill. Bill C-233 focuses on exports to the **United States**, not Europe or Ukraine.

Myth 4: This harms the Canadian Armed Forces' access to equipment.

Fact: The bill concerns **exports**, not imports. It does **not** affect how the CAF buys or receives equipment.

Myth 5: Canada's export system already covers everything.

Fact: Most Canadian arms exports—those going to the US—are **not** subject to permits, oversight, or transparency. A system cannot be “world-leading” when most exports are exempt from it.

Myth 6: The bill adds burdens without improving assessments.

Fact: Canada is required under international law (the ATT) to assess **all** arms exports equally. Current exemptions for US-bound exports leave Canada in violation of these obligations.

Myth 7: Canada already applies exemptions more narrowly than other ATT countries.

Fact: Other ATT States Parties, like the UK, still apply oversight and report publicly even when using general licences. Canada does **neither** for most exports to the US.

Myth 8: Canada already controls a wider range of items than the ATT requires.

Fact: Controls on dual-use, nuclear, chemical, biological and missile technologies are unrelated to ATT obligations. They are separate systems and not relevant to Bill C-233.

Myth 9: Canada has been reporting on ATT items for decades.

Fact: The annual report excludes most US-bound exports because they require **no permits**. Canada's report provides only a partial picture of actual arms transfers.

Myth 10: The US may retaliate with new permit requirements.

Fact: The US already applies its own strict licensing rules (ITAR) to exports to Canada. Bill C-233 does not change this reality.

Myth 11: Canada has no "loophole."

Fact: Most conventional weapons exported to the US require **no permit at all**. That *is* the loophole.

Myth 12: Permit-free exports to the US are low-risk because our systems are similar.

Fact: Canada and the US do **not** have similar risk thresholds. Canada restricts transfers that the US routinely allows—including to end-users Canada has barred. Requiring permits prevents Canadian goods from reaching high-risk users via the US.

Myth 13: The ATT allows Canada to exempt the United States.

Fact: The ATT permits flexibility in structure—not in deciding which obligations to follow. Canada must regulate **all** exports consistently.

Why Bill C-233 Matters

- Brings Canada in line with NATO allies
- Closes a major transparency and oversight gap
- Ensures Canadian parts and components cannot be routed to high-risk destinations
- Strengthens Canada's compliance with international law
- Supports long-term efforts to diversify Canada's defence supply chain

Close the U.S. Arms Export Loophole

In 2019, Canada signed the Arms Trade Treaty and pledged that our weapons would never be used to fuel war crimes or human rights abuses. Today, that promise is being broken.

Because of a loophole, Canadian-made weapons and components can be sent to the United States without permits or oversight. From there, they are integrated into larger weapons systems and exported to conflict zones — including Israel, where they are being used in the devastating bombardment and genocide in Gaza.

This loophole makes Canada complicit in atrocities. It allows weapons made here at home to kill civilians and destroy communities abroad, while undermining international law and Canada's own commitments to peace and human rights.

That's why we, the undersigned organizations, strongly support a new Private Member's Bill that will be introduced in Parliament this September to:

- Close the loophole that exempts exports to the United States from oversight;
- Require permits, risk assessments, and transparency for all U.S.-bound arms exports;
- Bring Canada into compliance with its obligations under the Arms Trade Treaty.

The Private Members Bill brought forward by MP Jenny Kwan is about protecting human rights and ensuring accountability. Canadians will not tolerate complicity in war crimes.

We call on all Members of Parliament to support this Bill and on the Canadian public to stand with us in demanding action.

Endorsed by:

The Corporation of the City of Guelph

By-law Number (2025) - 21175

A by-law to amend the Additional Dwelling Unit Grant Program within the City of Guelph Affordable Housing Community Improvement Plan, approved by City of Guelph Council on February 11, 2025.

WHEREAS the Council of The Corporation of the City of Guelph has an Official Plan in effect that contains provisions relating to community improvement in the City;

AND WHEREAS the area covered by the Official Plan is the whole of the City of Guelph;

AND WHEREAS Section 28(2) of the Planning Act, R.S.O. 1990, c. P.13 authorizes the council of a municipality to designate, by by-law, the whole or any part of the area covered by an official plan as a community improvement project area;

AND WHEREAS Affordable Housing is a type of community improvement applicable across the whole area of the City of Guelph;

AND WHEREAS the Council of The Corporation of the City of Guelph has designated the whole of the area covered by the Official Plan as the Community Improvement Project Area for purposes of Affordable Housing;

AND WHEREAS after giving of the required notice, a Public Meeting was held on December 9, 2025, pursuant to s. 17(15)(d) of the Planning Act, R.S.O. 1990, c. P13, as amended to amend the Affordable Housing Community Improvement Plan;

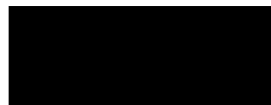
The Council of the Corporation of the City of Guelph enacts as follows:

The amendment to the Additional Dwelling Unit Grant Program within the Affordable Housing Community Improvement Plan, consisting of the text attached to and forming part of this By-law is hereby adopted.

Passed this 9th day of December, 2025.

Schedules:

Schedule 1: Amendment to Affordable Housing Community Improvement Plan
Additional Dwelling Unit Grant Program



Cam Guthrie, Mayor



Dylan McMahon, City Clerk

DS



This by-law was approved by Guelph City Council on December 9, 2025.
Written approval of the by-law was given by Mayoral Decision 2025-A81 dated December 9, 2025.

Schedule-1 Amendment to Affordable Housing Community Improvement Plan - Additional Dwelling Unit Grant Program

Proposed amendment to the Affordable Housing Community Improvement Plan (CIP) - Additional Dwelling Unit (ADU) Grant Program. The Affordable Housing CIP is also referred to as the CIP and the Plan throughout this amendment and the Affordable Housing CIP document.

Format of the Amendment

This amendment sets out additions and changes to the text in the Affordable Housing CIP. Under the headings Amendment, all sections of text where changes have been made (additions and removals) are in red and sections of text that have not had changes made are in black. If using a screen reader the sections of text where changes have been made will be indicated under the Emphasis Style. The Affordable Housing CIP sections below only include those with amendments, please see the full [Affordable Housing CIP](#) for additional sections and full context. As a result of this amendment, some figure numbers and references to such have changed in other sections of the Affordable Housing CIP. These changes are administrative in nature and are not listed as part of this amendment.

Implementation and Interpretation

The implementation of this amendment shall be in accordance with the provisions of the Planning Act. The further implementation and associated interpretation of this amendment shall be in accordance with the relevant text and mapping schedules of the existing Official Plan of the City of Guelph, the Affordable Housing CIP and applicable legislation. This amendment should be read in conjunction with the entire Affordable Housing CIP which is available on the City's website at guelph.ca, or at the Planning Services office located at 1 Carden Street, Guelph, ON on the 3rd Floor.

Details of the Proposed Amendment

1. Basis and Purpose of the Plan (Existing Affordable Housing Community Improvement Plan)

In the summer of 2024, City of Guelph's Economic Development and Tourism Department and the Planning and Building Services Department staff began to

undertake a CIP process for the City of Guelph related to the creation of affordable housing. Staff received considerable feedback from various agencies, industry leaders, private landowners, and developers.

This report provides detailed information that forms the basis of this CIP. Section 2.2 of the Provincial Planning Statement addresses Housing. It is expected that municipalities shall establish and implement minimum targets for the provision of housing that is affordable to low- and moderate-income households. This CIP is but one initiative that the City of Guelph is undertaking to grow our affordable housing stock.

While community improvement primarily deals with land and buildings, it may also address social, economic, and environmental matters by supporting physical changes that can result in more complete communities. Specifically, the purpose of the Plan is to provide opportunities and criteria for financial incentives to private property owners and to:

- provide the structured framework for City programs and initiatives within the Community Improvement Project Area, in a manner that meets the legislative requirements of the *Planning Act's* Community Improvement provisions, including those that permit a municipality to provide financial assistance to developers (see Section 2).
- introduce and describe financial incentive programs designed to encourage and stimulate private sector investment and redevelopment; and,
- focus municipal investment that stimulates private sector investment in the provision of affordable housing in the City.

As noted, this Plan functions as an implementation tool. It builds upon the City's past community improvement efforts, as noted in Section 3. The programs and initiatives provided in Section 7 and Section 8 are meant to encourage development activities that complement and implement the vision and policies established in related plans and strategies, such as the City of Guelph Official Plan, the Housing Affordability Strategy, and the Future Guelph Strategic Plan. These and other supporting documents are reviewed in Section 4 to provide rationale for the Community Improvement Project Area described in Section 5, as well as the context for this Plan's goals and objectives stated in Section 6.

Monitoring the Plan's implementation is undertaken through the City's performance measurement reporting as noted in Section 9. This Plan may be amended from time to time in accordance with Section 10.

Amendment

1. Basis and Purpose of the Plan

In the summer of 2024, City of Guelph's Economic Development and Tourism Department and the Planning and Building Services Department staff began to undertake a CIP process for the City of Guelph related to the creation of affordable housing. Staff received considerable feedback from various agencies, industry leaders, private landowners, and developers. **The City conducted a review of the Additional Dwelling Unit Grant Program in Fall 2025. The CIP has been amended to include revisions to the program as approved by Council on December 9, 2025.**

This report provides detailed information that forms the basis of this CIP. Section 2.2 of the Provincial Planning Statement addresses Housing. It is expected that municipalities shall establish and implement minimum targets for the provision of housing that is affordable to low- and moderate-income households. This CIP is but one initiative that the City of Guelph is undertaking to grow our affordable housing stock. **For the purposes of this CIP, affordable monthly rental rate and ownership benchmarks are based on the Provincial [Affordable Residential Units for Purposes of the Development Charges Act, 1997 Bulletin](#). The Bulletin defines affordable residential units as follows.**

For ownership housing, a unit would be considered affordable when the purchase price is at or below the lesser of:

- 1. Income-based purchase price: A purchase price that would result in the annual accommodation costs equal to 30 per cent of a household's gross annual income for a household at the 60th percentile of the income distribution for all households in the local municipality; and**
- 2. Market-based purchase price: 90 per cent of the average purchase price of a unit of the same unit type in the local municipality.**

For rental housing, a unit would be considered affordable when the rent is at or below the lesser of:

- 1. Income-based rent: Rent that is equal to 30 per cent of gross annual household income for a household at the 60th percentile of the income distribution for renter households in the local municipality; and**
- 2. Market-based rent: Average market rent of a unit of the same unit type in the local municipality.**

Affordable monthly rental rate and ownership benchmarks are found in Tables 2,3,5 and 6 of the CIP.

While community improvement primarily deals with land and buildings, it may also address social, economic, and environmental matters by supporting physical

changes that can result in more complete communities. Specifically, the purpose of the Plan is to provide opportunities and criteria for financial incentives to private property owners and to:

- provide the structured framework for City programs and initiatives within the Community Improvement Project Area, in a manner that meets the legislative requirements of the *Planning Act's* Community Improvement provisions, including those that permit a municipality to provide financial assistance to developers (see Section 2).
- introduce and describe financial incentive programs designed to encourage and stimulate private sector investment and redevelopment; and,
- focus municipal investment that stimulates private sector investment in the provision of affordable housing in the City.

As noted, this Plan functions as an implementation tool. It builds upon the City's past community improvement efforts, as noted in Section 3. The programs and initiatives provided in Section 7 and Section 8 are meant to encourage development activities that complement and implement the vision and policies established in related plans and strategies, such as the City of Guelph Official Plan, the Housing Affordability Strategy, and the Future Guelph Strategic Plan. These and other supporting documents are reviewed in Section 4 to provide rationale for the Community Improvement Project Area described in Section 5, as well as the context for this Plan's goals and objectives stated in Section 6.

Monitoring the Plan's implementation is undertaken through the City's performance measurement reporting as noted in Section 9. This Plan may be amended from time to time in accordance with Section 10.

4.1 Provincial Planning Statement (2024) (Existing Affordable Housing Community Improvement Plan)

A key policy area of the Provincial Planning Statement (2024) is the vision for housing in the Province:

More than anything, a prosperous Ontario will see the building of more homes for all Ontarians. This is why the province has set a goal of getting at least 1.5 million homes built by 2031. Ontario will increase the supply and mix of housing options, addressing the full range of housing affordability needs. Every community will build homes that respond to changing market needs and local demand. Providing a sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for many years to come...Ontario's land use planning framework, and the decisions that are made, shape how our communities grow and prosper. Prioritizing compact and

transit-supportive design, where locally appropriate, and optimizing investments in infrastructure and public service facilities will support convenient access to housing, quality employment, services, and recreation for all Ontarians.

The Provincial Planning Statement (2024) sets the policy foundation for regulating the development and use of land in Ontario for the purpose of establishing and maintaining strong communities, a clean and healthy environment, and economic growth. It recognizes that the wise management of development may involve directing, promoting, or sustaining growth, and encourages efficient development patterns that optimize the use of land, resources and public investment in infrastructure and public service facilities. It promotes intensification and redevelopment that considers existing building stock or areas, including brownfields, that promote cost-effective development patterns and minimizes land consumption and servicing costs. Development is to support active transportation and is to be transit supportive. This new Provincial Planning Statement was issued under Section 3 of the Planning Act and came into effect October 20, 2024. It replaces the Provincial Policy Statement (PPS), 2020 and the Growth Plan for the Greater Golden Horseshoe, 2019.

This CIP is consistent with the following policies in the Provincial Planning Statement (2024):

- Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:
 - a) establishing and implementing minimum targets for the provision of housing that is affordable to low- and moderate-income households and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs.
 - b) permitting and facilitating:
 - all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
 - all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development, and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3.

- c) promoting densities for new housing which efficiently use land, resources, infrastructure, and public service facilities, and support the use of active transportation; and
- d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations. (PPS 2.2.1 a, b, c, d)
- Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities. (PPS 2.3.1.3)
- Establish and implement minimum targets for intensification and redevelopment in built-up areas. (PPS 2.3.1.4)
- To support the achievement of complete communities, a range and mix of housing options, intensification, and more mixed-use development in strategic growth areas. (PPS 2.4.1.2)
- Protected Heritage Property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved. (PPS 4.6.1)

This CIP has been developed to address these policies and is consistent with the Provincial Policy Statement (2024).

Amendment

4.1 Provincial Planning Statement (2024)

A key policy area of the Provincial Planning Statement (2024) is the vision for housing in the Province:

More than anything, a prosperous Ontario will see the building of more homes for all Ontarians. This is why the province has set a goal of getting at least 1.5 million homes built by 2031. Ontario will increase the supply and mix of housing options, addressing the full range of housing affordability needs. Every community will build homes that respond to changing market needs and local demand. Providing a sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for many years to come. Ontario's land use planning framework, and the decisions that are made, shape how our communities grow and prosper. Prioritizing compact and transit-supportive design, where locally appropriate, and optimizing investments in infrastructure and public service facilities will support convenient access to housing, quality employment, services, and recreation for all Ontarians.

The Provincial Planning Statement (2024) sets the policy foundation for regulating the development and use of land in Ontario for the purpose of establishing and maintaining strong communities, a clean and healthy environment, and economic growth. It recognizes that the wise management of development may involve directing, promoting, or sustaining growth, and encourages efficient development patterns that optimize the use of land, resources and public investment in infrastructure and public service facilities. It promotes intensification and redevelopment that considers existing building stock or areas, including brownfields, that promote cost-effective development patterns and minimizes land consumption and servicing costs. Development is to support active transportation and is to be transit supportive. This new Provincial Planning Statement was issued under Section 3 of the Planning Act and came into effect October 20, 2024. It replaces the Provincial Policy Statement (PPS), 2020 and the Growth Plan for the Greater Golden Horseshoe, 2019.

This CIP is consistent with the following policies in the Provincial Planning Statement (2024):

- Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:
 - a) establishing and implementing minimum targets for the provision of housing that is affordable to low- and moderate-income households and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs.
 - b) permitting and facilitating:
 - all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
 - all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development, and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with **PPS 2.3.1.3**.
 - c) promoting densities for new housing which efficiently use land, resources, infrastructure, and public service facilities, and support the use of active transportation; and

- d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations. (PPS 2.2.1 a, b, c, d)
- Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities. (PPS 2.3.1.3)
- Establish and implement minimum targets for intensification and redevelopment in built-up areas. (PPS 2.3.1.4)
- To support the achievement of complete communities, a range and mix of housing options, intensification, and more mixed-use development in strategic growth areas. (PPS 2.4.1.2)
- Protected Heritage Property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved. (PPS 4.6.1)

This CIP has been developed to address these policies and is consistent with the [Provincial Planning Statement \(2024\)](#).

7.1.3 Additional Dwelling Unit Grant (Existing Affordable Housing Community Improvement Plan)

The purpose of this program is to encourage the development of new Additional Dwelling Units (ADUs) for rent in redevelopment projects. Two streams are proposed under this program: a Homeowner Stream and a Project Stream. For the Homeowner Stream, a grant in the amount up to \$20K for one ADU on the property with up to an additional \$20K if infrastructure upgrades to the public realm within the City right-of-way or street are required for the project. Also, up to an additional \$10K for the addition of accessibility features beyond the building code requirements for the project. For the Project Stream, a single grant per applicant per property (based on the intended lot configuration) in the amount up to \$10K per unit, for a maximum of six ADUs as part of a single project, with up to an additional \$20K if infrastructure upgrades to the public realm within the City right-of-way or street are required for the project. Also, up to an additional \$10K per affordable unit for the addition of accessibility features beyond the building code requirements for the project.

Projects that are eligible:

- New construction on vacant land.
- Adding new gross floor space to accommodate an ADU.
- Converting an existing space (e.g., basement, garage, attic) to accommodate an ADU.
- Units must contain full private cooking, eating, living, sleeping and sanitary facilities.

Projects that are not eligible:

- Projects that do not conform to Policy 9.3.2.3 of the City of Guelph Official Plan.
- For the Homeowner Stream, if the applicant does not live on the property.
- For the Homeowner Stream and Project Stream, if the applicant has already received a grant under this program.

Grant Combining

This grant may be combined with other grants and fee exemptions or programs offered by the City of Guelph, other levels of government, and organizations, as appropriate. Total eligible costs shall not exceed the total of all grants and fee exemptions.

The detailed program description, terms and administrative procedure for this program are provided in Appendix C to this CIP.

Amendment

7.1.3 Additional Dwelling Unit Grant

The purpose of this program is to encourage the development of new Additional Dwelling Units (ADUs) for rent in redevelopment projects. Two streams are proposed under this program: a Homeowner Stream and a Project Stream.

For the Homeowner Stream, a grant in the amount up to \$20K per unit to a maximum of three ADUs eligible as part of a single project, and up to \$10K per affordable unit for the addition of accessibility features beyond the building code requirements for the project. Also, funds up to the amounts listed in Table 1 are available for municipal infrastructure and/or private utility service upgrades for ADUs.

For the Project Stream, a grant in the amount up to \$15K per unit, with no maximum number of ADUs eligible as part of a single project, and up to \$10K per affordable unit for the addition of accessibility features beyond the building code requirements for the project. Also, funds up to the amounts listed in Table 1 are available for municipal infrastructure and/or private utility service upgrades for ADUs.

An applicant may receive funding for more than one project under this program. Only one application on a property will be considered at a time. All units under a single project must be located on one property at the time of a CIP application, though based on the intended lot configuration following an application such as those for consent or subdivision more than one property may result.

Table 1: Municipal infrastructure and private utility service upgrades grant by number and type of ADUs included in a project

Number and type of ADUs included in a project	Amount	Criteria
One ADU (second unit on a property)	\$20K	If municipal infrastructure upgrades to the public realm within the City right-of-way or street are required for the project.
One ADU (third or fourth unit on a property)	\$20K	If municipal infrastructure upgrades to the public realm within the City right-of-way or street are required for the project, and/or, private utility service upgrades within the City right-of-way or street and on private property up to and including the meter base are required for the project.
Two ADUs	\$40K	If municipal infrastructure upgrades to the public realm within the City right-of-way or street are required for the project, and/or, private utility service upgrades within the City right-of-way or street and on private property up to and including the meter base are required for the project.
Three or more ADUs	\$60K	If municipal infrastructure upgrades to the public realm within the City right-of-way or street are required for the project, and/or, private utility service upgrades within the City right-of-way or street and on private property up to and including the meter base are required for the project.

Projects that are eligible:

- New construction on vacant land.
- Adding new gross floor space to accommodate an ADU.

- Converting an existing space (e.g., basement, garage, attic) to accommodate an ADU.
- Units must contain full private cooking, eating, living, sleeping and sanitary facilities.

Projects that are not eligible:

- Projects that do not conform to Policy 9.3.2.3 of the City of Guelph Official Plan.
- For the Homeowner Stream, if the applicant does not live on the property.

Grant Combining

This grant may be combined with other grants and fee exemptions or programs offered by the City of Guelph, other levels of government, and organizations, as appropriate. Total eligible costs shall not exceed the total of all grants and fee exemptions.

The detailed program description, terms and administrative procedure for this program are provided in Appendix C to this CIP.

10.1 Formal Amendments (Existing Affordable Housing Community Improvement Plan)

A formal amendment to this CIP is required in the following instances:

- To introduce any new financial incentive programs, to be added to Section 7.
- To change the amount of financial assistance that may be provided to registered owners, assessed owners, and tenants, and to any person to whom such an owner or tenant has assigned the right to receive a grant or loan, as described in Section 7.1.

Formal amendments will require approval by City Council and shall be undertaken in accordance with Section 28 of the *Planning Act*. Public notice shall be given in accordance with the applicable requirements of the Planning Act regulations. Any proposed amendments will be circulated to the Ministry of Municipal Affairs and Housing prior to approval for consultation purposes.

In addition, the City may undertake other communication methods to provide information and seek input, such as public information open houses, workshops, public meetings, the City’s website and direct or electronic mail-outs and surveys. Minor revisions, administrative changes and corrections do not represent formal amendments and may be completed without the formal amendment process, as noted in Section 10.2 below.

Amendment

10.1 Formal Amendments

A formal amendment to this CIP is required in the following instances:

- To introduce any new financial incentive programs, to be added to Section 7.
- To change the amount of financial assistance that may be provided to registered owners, assessed owners, and tenants, and to any person to whom such an owner or tenant has assigned the right to receive a grant or loan, as described in Section 7.1.
- **A change or expansion in the area to which the CIP applies.**

Formal amendments will require approval by City Council and shall be undertaken in accordance with Section 28 of the *Planning Act*. Public notice shall be given in accordance with the applicable requirements of the Planning Act regulations. Any proposed amendments will be circulated to the Ministry of Municipal Affairs and Housing prior to approval for consultation purposes.

In addition, the City may undertake other communication methods to provide information and seek input, such as public information open houses, workshops, public meetings, the City’s website and direct or electronic mail-outs and surveys. Minor revisions, administrative changes and corrections do not represent formal amendments and may be completed without the formal amendment process, as noted in Section 10.2 below.

Appendix C – Additional Dwelling Unit Grant (Existing Affordable Housing Community Improvement Plan)

Program Description

The purpose of this program is to encourage the development of new affordable Additional Dwelling Units (ADU) for rent in redevelopment projects. Two streams are proposed under this program: a Homeowner Stream and a Project Stream. For the Homeowner Stream, a grant in the amount of up to \$20K for one ADU on the property with up to an additional \$20K if infrastructure upgrades to the public realm within the City right-of-way or street are required for the project. Also, up to an additional \$10K for the addition of accessibility features beyond the building code requirements for the project. For the Project Stream, a single grant per applicant per property (based on the intended lot configuration) in the amount of up to \$10K per unit, up to six ADUs as part of a single project, with up to an additional \$20K if infrastructure upgrades to the public realm within the right-of-way or street are required for the project. Also, up to an additional \$10K per affordable unit for the addition of accessibility features beyond the building code requirements for the project. These features will be reviewed and confirmed as part of the application process to the CIP.

Homeowner Stream: Program Terms

Applicants are eligible to apply for funding under this program, subject to meeting the general program requirements, the following program specific requirements, and subject to the availability of funding.

1. Monthly rental rates must always, during the minimum affordability timeframe be maintained at or below the rates in effect. These rates are listed below but may be amended from time to time by the Province of Ontario.

Table 3: Affordable monthly rental rate and ownership benchmarks, Guelph (August 1, 2025)

Unit Type	Rental Bachelor	Rental 1-bedroom	Rental 2-bedroom	Rental 3-bedroom
Affordable rate	\$1,271	\$1,598	\$1,740	\$1,935

Source: [Affordable Residential Units for Purposes of the Development Charges Act, 1997 Bulletin](#)

2. Minimum Affordability Timeframe

Any units that receive funding under this program must remain affordable by the standards set out in Table 3 for 15 years from the date of first occupancy. Applicants must enter into an agreement with the City which will be registered on title to the property to secure this obligation. For grants totaling \$100K or more, a collateral mortgage may, at the City’s sole discretion, be registered on title in the amount of all funding provided or which may become payable to the City.

Should a property owner not comply with maintaining the unit at an affordable price, then the City will take enforcement action to recover the funding provided and penalties as determined by the City.

3. Grants will be provided upon the issuance of a building permit.
4. Properties must be in conformity with applicable policy documents of the City including but not limited to Official Plans, the provisions of the applicable Zoning By-law and any other applicable City by-laws.
5. The applicant must be able to demonstrate that they occupy the property as their principal residence, to the satisfaction of the City of Guelph.
6. The applicant will be required to submit a complete application to the City describing in detail the development or redevelopment that is planned. This may include floor plans, conceptual site plans, reports, business plans, estimates, contracts and other details as may be required to satisfy the City with respect to conformity of the project with the CIP. The application must be submitted to the City prior to any works being undertaken.
7. Eligibility requirements for the Program relating to the work to be funded will be specifically identified. Applicants are required to submit a detailed estimated budget. Grants are equal to the lesser of eligible costs and the maximum program amount.

8. Approval of the grant is at the sole discretion of the City and subject to the availability of funds.
9. Proposed works are to be completed within 18 months from building permit approval to the satisfaction of the City's Building Services division. A one-year extension can be authorized by the General Manager of Planning and Building Services and General Manager of Finance if an applicant has extenuating circumstances which would warrant an extension.
10. Work completed must be consistent with estimates, work proposed and identified within the application unless previously discussed and approved by the General Manager of Planning and Building Services and General Manager of Finance. Copies of invoices and proof of payment may be requested upon completion of the works.
11. The City or Council may reject any application received from an applicant, whether or not an applicant satisfies the requirements of the Program, where, in the opinion of Council, the commercial relationship between the City and the applicant has been impaired by, but not limited to, the applicant being involved in litigation with the City. Applicants shall include but not be limited to the following:
 - The Applicant identified on the application form; if a corporation, any person, or entity with an interest in the corporation as determined by the City in its sole, absolute, and unfettered discretion.
12. The City or Council, whether or not an applicant satisfies the requirements of the Program, may reject any application received from an applicant where property tax arrears are owed on the subject property.
13. Works commenced prior to applying are ineligible for funding under the Program. Works commenced after applying but prior to approval of an application may be eligible for funding under the Program and eligibility will be determined by the General Manager of Planning and Building Services and General Manager of Finance in their sole, absolute and unfettered discretion. An applicant shall assume the risk of paying for work commenced after an application has been submitted but prior to approval.
14. A successful applicant will enter into an agreement with the City containing the terms and conditions as (but not limited to) set out in the program description.

Project Stream: Program Terms

Applicants are eligible to apply for funding under this program, subject to meeting the general program requirements, the following program specific requirements, and subject to the availability of funding.

1. Monthly rental rates must at all times during the minimum affordability timeframe be maintained at or below the rates in effect. These rates are listed below but may be amended from time to time by the Province of Ontario.

Table 4: Affordable monthly rental rate and ownership benchmarks, Guelph (August 1, 2025)

Unit Type	Rental Bachelor	Rental 1-bedroom	Rental 2-bedroom	Rental 3-bedroom
Affordable rate	\$1,271	\$1,598	\$1,740	\$1,935

Source: [Affordable Residential Units for Purposes of the Development Charges Act, 1997 Bulletin](#)

2. Minimum Affordability Timeframe

Any units that receive funding under this program must remain affordable by the standards set out in Table 4 for 15 years from the date of occupancy.

Applicants must enter into an agreement with the City which will be registered on title to the property to secure this obligation. For grants totaling \$100K or more, a collateral mortgage may, at the City’s sole discretion, be registered on title in the amount of all funding provided by or which may become payable to the City.

Should a property owner not comply with maintaining the unit at an affordable price then the City will take enforcement action to recover the funding provided and penalties as determined by the City.

3. Grants will be provided upon the issuance of a building permit.
4. Projects shall contain a maximum of 6 ADUs as part of a single project.
5. The applicant will be required to submit a complete application to the City describing in detail the development or redevelopment that is planned. This may include floor plans, conceptual site plans, reports, business plans, estimates, contracts, and other details as may be required to satisfy the City with respect to conformity of the project with the CIP. The application must be submitted to the City prior to any works being undertaken.
6. Eligibility requirements for the Program relating to the work to be funded will be specifically identified. Applicants will be required to submit a detailed estimated budget. Grants are equal to the lesser of eligible costs and the maximum program amount.
7. Approval of the grant is at the sole discretion of the City and subject to the availability of funds.

8. Proposed works are to be completed within 18 months from building permit approval to the satisfaction of the City's Building Services division. A one-year extension can be authorized by the General Manager of Planning and Building Services and General Manager of Finance if an applicant has extenuating circumstances which would warrant an extension.
9. Work completed must be consistent with estimates, work proposed and identified within the application unless previously discussed and approved by the Economic Development and Tourism Department. Copies of invoices and proof of payment must be submitted upon completion of the works.
10. The City or Council may reject any application received from an applicant, whether or not an applicant satisfies the requirements of the Program, where, in the opinion of Council, the commercial relationship between the City and the applicant has been impaired by, but not limited to, the applicant being involved in litigation with the City. Applicants shall include but not be limited to the following:
 - The Applicant identified on the application form; if a corporation, any person, or entity with an interest in the corporation as determined by the City in its sole, absolute, and unfettered discretion. Only one application per applicant, corporation, or entity.
11. The City or Council, whether or not an applicant satisfies the requirements of the Program, may reject any application received from an applicant property tax arrears are owed on the subject property.
12. Works commenced prior to submitting an application are ineligible for funding under the Program. Works commenced after submitting an application but prior to approval of an application may be eligible for funding under the Program and eligibility will be determined by the General Manager of Planning and Building Services and General Manager of Finance in their sole, absolute and unfettered discretion. An applicant shall assume the risk of paying for work commenced after an application has been submitted but prior to approval.
13. A successful applicant will enter into an agreement with the City containing the terms and conditions as (but not limited to) set out in the program description.

Eligible Costs for Both Streams

- Costs associated with construction, including materials and labour.
- Permanent fixed equipment.

Ineligible Costs

- Any work completed prior to the submission of the CIP application.

Eligible Projects for Both Streams

- New construction on vacant land.
- Adding new gross floor space to accommodate an ADU.
- Renovating an existing space to accommodate an ADU.
- Units must contain full private cooking, eating, living, sleeping and sanitary facilities.

Ineligible Projects

- Projects that do not conform to Policy 9.3.2.3 of the City of Guelph Official Plan.
- For the Homeowner Stream, projects where the property is not the applicant's principal residence; and
- For the Homeowner Stream and Project Stream, if the applicant has already received a grant under this program.

Grant Combining

This grant may be combined with other grants and fee exemptions or programs offered by the City of Guelph, other levels of government and organizations. Total eligible costs shall not exceed the total of all grants and fee exemptions.

Amendment

Appendix C – Additional Dwelling Unit Grant

Program Description

The purpose of this program is to encourage the development of new affordable Additional Dwelling Units (ADU) for rent in redevelopment projects. Two streams are proposed under this program: a Homeowner Stream and a Project Stream.

For the Homeowner Stream, a grant in the amount of up to \$20K per unit to a maximum of three ADUs eligible as part of a single project, and up to \$10K per affordable unit for the addition of accessibility features beyond the building code requirements for the project. These features will be reviewed and confirmed as part of the application process to the CIP. Also, funds up to the amounts listed in Table 4 are available for municipal infrastructure and/or private utility service upgrades for ADUs.

For the Project Stream, a grant in the amount of up to \$15K per unit with no maximum number of ADUs eligible as part of a single project, and up to \$10K per affordable unit for the addition of accessibility features beyond the building code requirements for the project. These features will be reviewed and confirmed as part of the application process to the CIP. Also, funds up to the amounts listed in Table 4 are available for municipal infrastructure and/or private utility service upgrades for ADUs.

An applicant may receive funding for more than one project under this program. Only one application on a property will be considered at a time. All units under a single project must be located on one property at the time of the CIP application, though based on the intended lot configuration following an application such as those for consent or subdivision more than one property may result.

Table 4: Municipal infrastructure and private utility service upgrades grant by number and type of ADUs included in a project

Number and type of ADUs included in a project	Amount	Criteria
One ADU (second unit on a property)	\$20K	If municipal infrastructure upgrades to the public realm within the City right-of-way or street are required for the project.
One ADU (third or fourth unit on a property)	\$20K	If municipal infrastructure upgrades to the public realm within the City right-of-way or street are required for the project, and/or, private utility service upgrades within the City right-of-way or street and on private property up to and including the meter base are required for the project.
Two ADUs	\$40K	If municipal infrastructure upgrades to the public realm within the City right-of-way or street are required for the project, and/or, private utility service upgrades within the City right-of-way or street and on private property up to and including the meter base are required for the project.

Number and type of ADUs included in a project	Amount	Criteria
Three or more ADUs	\$60K	If municipal infrastructure upgrades to the public realm within the City right-of-way or street are required for the project, and/or, private utility service upgrades within the City right-of-way or street and on private property up to and including the meter base are required for the project.

Homeowner Stream: Program Terms

Applicants are eligible to apply for funding under this program, subject to meeting the general program requirements, the following program specific requirements, and subject to the availability of funding.

1. Monthly rental rates must always, during the minimum affordability timeframe be maintained at or below the rates in effect. These rates are listed below but may be amended from time to time by the Province of Ontario.

Table 5: Affordable monthly rental rate and ownership benchmarks, Guelph (August 1, 2025)

Unit Type	Rental Bachelor	Rental 1-bedroom	Rental 2-bedroom	Rental 3-bedroom
Affordable rate	\$1,271	\$1,598	\$1,740	\$1,935

Source: Affordable Residential Units for Purposes of the Development Charges Act, 1997 Bulletin

2. Minimum Affordability Timeframe

Any units that receive funding under this program must remain affordable by the standards set out in Table 5 for 15 years from the date of first occupancy. Applicants must enter into an agreement with the City which will be registered on title to the property to secure this obligation. For grants totaling \$100K or more, a collateral mortgage may, at the City’s sole discretion, be registered on title in the amount of all funding provided or which may become payable to the City.

Should a property owner not comply with maintaining the unit at an affordable price, then the City will take enforcement action to recover the funding provided and penalties as determined by the City.

3. Grants will be provided upon the issuance of a building permit.
4. Properties must be in conformity with applicable policy documents of the City including but not limited to Official Plans, the provisions of the applicable Zoning By-law and any other applicable City by-laws.
5. The applicant must be able to demonstrate that they occupy the property as their principal residence, to the satisfaction of the City of Guelph.
6. The applicant will be required to submit a complete application to the City describing in detail the development or redevelopment that is planned. This may include floor plans, conceptual site plans, reports, business plans, estimates, contracts and other details as may be required to satisfy the City with respect to conformity of the project with the CIP. The application must be submitted to the City prior to any works being undertaken.
7. Eligibility requirements for the Program relating to the work to be funded will be specifically identified. Applicants are required to submit a detailed estimated budget. Grants are equal to the lesser of eligible costs and the maximum program amount.
8. Approval of the grant is at the sole discretion of the City and subject to the availability of funds.
9. Proposed works are to be completed within 18 months from building permit approval to the satisfaction of the City's Building Services division. A one-year extension can be authorized by the General Manager of Planning and Building Services and General Manager of Finance if an applicant has extenuating circumstances which would warrant an extension.
10. Work completed must be consistent with estimates, work proposed and identified within the application unless previously discussed and approved by the General Manager of Planning and Building Services and General Manager of Finance. Copies of invoices and proof of payment may be requested upon completion of the works.
11. The City or Council may reject any application received from an applicant, whether or not an applicant satisfies the requirements of the Program, where, in the opinion of Council, the commercial relationship between the City and the applicant has been impaired by, but not limited to, the applicant being involved in litigation with the City. Applicants shall include but not be limited to the following:
 - The Applicant identified on the application form; if a corporation, any person, or entity with an interest in the corporation as determined by the City in its sole, absolute, and unfettered discretion.

- 12. The City or Council, whether or not an applicant satisfies the requirements of the Program, may reject any application received from an applicant where property tax arrears are owed on the subject property.
- 13. Works commenced prior to applying are ineligible for funding under the Program. Works commenced after applying but prior to approval of an application may be eligible for funding under the Program and eligibility will be determined by the General Manager of Planning and Building Services and General Manager of Finance in their sole, absolute and unfettered discretion. An applicant shall assume the risk of paying for work commenced after an application has been submitted but prior to approval.
- 14. A successful applicant will enter into an agreement with the City containing the terms and conditions as (but not limited to) set out in the program description.

Project Stream: Program Terms

Applicants are eligible to apply for funding under this program, subject to meeting the general program requirements, the following program specific requirements, and subject to the availability of funding.

- 1. Monthly rental rates must at all times during the minimum affordability timeframe be maintained at or below the rates in effect. These rates are listed below but may be amended from time to time by the Province of Ontario.

Table 6: Affordable monthly rental rate and ownership benchmarks, Guelph (August 1, 2025)

Unit Type	Rental Bachelor	Rental 1-bedroom	Rental 2-bedroom	Rental 3-bedroom
Affordable rate	\$1,271	\$1,598	\$1,740	\$1,935

Source: Affordable Residential Units for Purposes of the Development Charges Act, 1997 Bulletin

2. Minimum Affordability Timeframe

Any units that receive funding under this program must remain affordable by the standards set out in Table 6 for 15 years from the date of occupancy.

Applicants must enter into an agreement with the City which will be registered on title to the property to secure this obligation. For grants totaling \$100K or more, a collateral mortgage may, at the City’s sole discretion, be registered on title in the amount of all funding provided by or which may become payable to the City.

Should a property owner not comply with maintaining the unit at an affordable price then the City will take enforcement action to recover the funding provided and penalties as determined by the City.

3. Grants will be provided upon the issuance of a building permit.
4. The applicant will be required to submit a complete application to the City describing in detail the development or redevelopment that is planned. This may include floor plans, conceptual site plans, reports, business plans, estimates, contracts, and other details as may be required to satisfy the City with respect to conformity of the project with the CIP. The application must be submitted to the City prior to any works being undertaken.
5. Eligibility requirements for the Program relating to the work to be funded will be specifically identified. Applicants will be required to submit a detailed estimated budget. Grants are equal to the lesser of eligible costs and the maximum program amount.
6. Approval of the grant is at the sole discretion of the City and subject to the availability of funds.
7. Proposed works are to be completed within 18 months from building permit approval to the satisfaction of the City's Building Services division. A one-year extension can be authorized by the General Manager of Planning and Building Services and General Manager of Finance if an applicant has extenuating circumstances which would warrant an extension.
8. Work completed must be consistent with estimates, work proposed and identified within the application unless previously discussed and approved by the Economic Development and Tourism Department. Copies of invoices and proof of payment must be submitted upon completion of the works.
9. The City or Council may reject any application received from an applicant, whether or not an applicant satisfies the requirements of the Program, where, in the opinion of Council, the commercial relationship between the City and the applicant has been impaired by, but not limited to, the applicant being involved in litigation with the City. Applicants shall include but not be limited to the following:
 - The Applicant identified on the application form; if a corporation, any person, or entity with an interest in the corporation as determined by the City in its sole, absolute, and unfettered discretion.
10. The City or Council, whether or not an applicant satisfies the requirements of the Program, may reject any application received from an applicant property tax arrears are owed on the subject property.

- 11. Works commenced prior to submitting an application are ineligible for funding under the Program. Works commenced after submitting an application but prior to approval of an application may be eligible for funding under the Program and eligibility will be determined by the General Manager of Planning and Building Services and General Manager of Finance in their sole, absolute and unfettered discretion. An applicant shall assume the risk of paying for work commenced after an application has been submitted but prior to approval.
- 12. A successful applicant will enter into an agreement with the City containing the terms and conditions as (but not limited to) set out in the program description.

Eligible Costs for Both Streams

- Costs associated with construction, including materials and labour.
- Permanent fixed equipment.

Ineligible Costs

- Any work completed prior to the submission of the CIP application.

Eligible Projects for Both Streams

- New construction on vacant land.
- Adding new gross floor space to accommodate an ADU.
- Renovating an existing space to accommodate an ADU.
- Units must contain full private cooking, eating, living, sleeping and sanitary facilities.

Ineligible Projects

- Projects that do not conform to Policy 9.3.2.3 of the City of Guelph Official Plan; and
- For the Homeowner Stream, projects where the property is not the applicant’s principal residence.

Grant Combining

This grant may be combined with other grants and fee exemptions or programs offered by the City of Guelph, other levels of government and organizations. Total eligible costs shall not exceed the total of all grants and fee exemptions.



Notice of the adoption of an Affordable Community Improvement Plan Amendment by the Corporation of the City of Guelph

The Council of The Corporation of the City of Guelph passed By-law (2025) – 21175, to amend the Additional Dwelling Unit Grant Program within the City of Guelph Affordable Housing Community Improvement Plan, on December 9, 2025, under section 28 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended.

An explanation of the purpose and effect of the by-law as well as a description of the subject lands are included. For more information regarding the by-law, contact Planning Services at 519-837-5616, email at planning@guelph.ca or in person at Guelph City Hall. (8:30 a.m. to 4:00 p.m., Monday to Friday)

The proposed amendment is exempt from approval by the Ministry of Municipal Affairs and the decision of Council of The Corporation of the City of Guelph is final if a notice of appeal is not received on or before the last day for filing a notice of appeal

Only the applicant, specified person and public bodies as defined in the Planning Act, and registered owners of lands to which the bylaw will apply and who made oral submissions at this public meeting or who have made written submissions to the City before the bylaw is passed, will be able to appeal the decision of the City of Guelph to the Ontario Land Tribunal.

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this by-law may be made by filing a notice of appeal with the City Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting City of Guelph as the Approval Authority, or by mail to 1 Carden Street, **no later than 4:00 p.m. on January 6, 2026**. The filing of an appeal after 4:00 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of **\$1,100 can be paid online through e-file or by credit card/certified cheque/money order** to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction

for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to clerks@guelph.ca.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Any and all written submissions relating to this application that were made to City Council before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by City Council as part of its deliberations and final decision on this matter.

DATED at the City of Guelph December 18, 2025.

Dylan McMahon
City Clerk
City of Guelph
1 Carden St.
Guelph, ON N1H 3A1
clerks@guelph.ca
519-837-5603

**EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER
(2025) – 21175:**

By-law Number (2025)-21175 has the following purpose and effect:

To amend the City of Guelph's Affordable Housing Community Improvement Plan to increase program eligibility for the ADU Grant Program, to introduce a tiered approach for infrastructure funding for the ADU Grant Program, and to increase funding for the project stream under the ADU Grant Program.

Description of Subject lands to which By-law (2025)-21175 applies:

The Bylaw applies to all land within the municipal boundaries of the City of Guelph.



Office of the City Clerk, City Hall
500 George Street North
Peterborough, Ontario
K9H 3R9

December 3, 2025

Honourable Doug Ford, Premier for the Government of Ontario;
Honourable Michael S. Kerzner, Minister of the Solicitor General;
Honourable Rob Flack, Minister of Municipal Affairs and Housing;
Association of Municipalities of Ontario (AMO);
Mary ten Doeschate, Peterborough Police Services Board Chair; and
Councils of each of Ontario's municipalities.

Subject: Sustainable Funding for Police Services Request

The following resolution, adopted by City Council at its meeting held on November 3, 2025, is forwarded for your consideration.

Moved by Councillor Crowley
Seconded by Councillor Vassiliadis

Whereas municipalities across Ontario are required to maintain a police service; and

Whereas municipalities across Ontario are required to constitute a municipal board to have policing responsibility for the municipality, or enter into a written agreement for an alternate provision of policing services; and

Whereas the City of Peterborough has constituted a municipal board; and

Whereas municipalities, across Ontario, with a police service board, are required to “ensure adequate and effective policing is provided in the area for which they have policing responsibility in accordance with the needs of the population in the area and having regard for the diversity of the population in the area” and

Whereas police service boards within municipalities where court proceedings are conducted are required to ensure the security of judges, other judicial officials, members of the public participating in court proceedings, ensuing the secure



custody of persons in custody who are on or about the premises, including persons taken into custody at proceedings; and

Whereas the provision of court security is not part of providing adequate and effective policing; and

Whereas the cost of providing court security is a cost of the municipality, regardless of whether all matters originate within that municipality; and

Whereas municipalities across Ontario are required to have and maintain critical infrastructure, including appropriate police facilities and equipment, to ensure adequate and effective policing is provided; and

Whereas municipalities across Ontario are experiencing increased police operating and capital costs directly related to new compliance and operational standards required under the Community Safety and Policing Act, 2019; and

Whereas these cost increases stem from provincially mandated requirements — including training, certification, technology, reporting, and staffing obligations — necessary to bring local police services into compliance with the Act; and

Whereas municipalities have no discretion in implementing these measures and limited ability to absorb the resulting financial pressures within existing budgets; and

Whereas policing is a provincially legislated responsibility, yet municipalities are bearing the brunt of the costs to implement provincial mandates;

Therefore, be it resolved that:

Council request that the Province of Ontario provide targeted financial assistance to municipalities to offset any additional costs that are directly and demonstrably incurred as a result of compliance with the Community Safety and Policing Act, 2019, and not general increases to police budgets; and

Therefore, be it further resolved that:

Council urge the Province of Ontario to review and reform its current police grant programs to ensure a more equitable distribution of funding to municipalities so that communities with growing populations and expanding service demands receive fair and sustainable provincial support; and

Therefore, be it further resolved that:

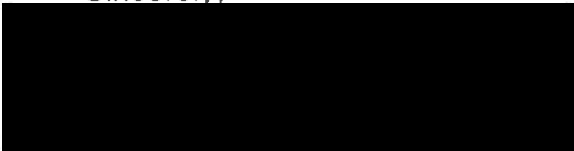
Council request that the Province of Ontario provide stable sustainable funding to offset costs associated with the provision of providing court security services; and



City of
Peterborough

That this resolution be forwarded to the Premier of Ontario, the Minister of the Solicitor General, the Minister of Municipal Affairs and Housing, the Association of Municipalities of Ontario (AMO), the Peterborough Police Services Board Chair, and all Ontario municipalities for endorsement.

Sincerely,



John Kennedy
City Clerk



Mary ten Doeschate, Chair

Drew Merrett, Vice-Chair

Mayor Jeff Leal

Councillor Gary Baldwin

Steve Girardi

December 18, 2025

City of Peterborough (Sent via email)
500 George St. N.
Peterborough, ON K9H 3R9

Attention: Members of Council

Jasbir Raina, Chief Administrative Officer

Richard Freymond, Commissioner of Finance and Corporate Support Services

John Kennedy, Clerk

Members of Council, Mr. Raina, Mr. Freymond and Mr. Kennedy:

Re: Council Resolution – Stable Funding for Police Service Boards

The Peterborough Police Service Board unanimously passed the following motion at their Board meeting held on December 16, 2025:

Moved by Drew Merrett

Seconded by Jeff Leal

That the Board receive for consideration and endorsement the Peterborough City Council resolution made November 3, 2025 regarding stable funding for Police Service Boards.

Accordingly, the Board sends this letter in support of Council's call for the Province of Ontario to review and reform its current police grant programs to ensure a more equitable distribution of funding to municipalities; the Board believes increased and sustainable funding support from the Province is necessary to ensure the Board can meet its legislated mandate of providing adequate and effective policing in the City of Peterborough.

Sincerely,

Mary ten Doeschate,
Chair

Peterborough Police Service Board
500 Water Street, P.O. Box 2050 Peterborough, Ontario K9J 7Y4
Telephone: 705-876-1122 ext. 220 Fax: 705-876-6005
www.peterboroughpolice.com



RESOLUTION NO. 2025- 333

DECEMBER 10, 2025

Moved by:



Seconded by:



WHEREAS staff submitted an application for Invest Ready–Certified Site Designation, which was denied due to the absence of water, wastewater, and natural gas infrastructure;

AND WHEREAS staff subsequently met with representatives of the associated grant funding program, who advised that additional funding opportunities for rural communities would be forthcoming;

AND WHEREAS the Site Readiness Program for Industrial Properties has since been launched, with eligibility requirements stipulating that any missing infrastructure must be in place and serviceable within two years of acceptance into the grant funding program;

AND WHEREAS it is not financially feasible nor in the best interest of our ratepayers to install full municipal water, wastewater, and natural gas services, as the associated capital and operating costs would impose an undue financial burden on the Municipality’s ratepayers;

AND WHEREAS alternative servicing solutions commonly used in rural and northern Ontario—such as properly designed and maintained septic systems for wastewater, drilled wells for drinking water, and propane or hydro for heat—are proven, reliable, and effective forms of infrastructure that can safely and efficiently support industrial and commercial development;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Magnetawan urges the Province of Ontario to revise its grant funding criteria to recognize and accept these alternative servicing methods as eligible infrastructure, and to ensure that rural and northern municipalities lacking municipal gas, water, and wastewater systems are not excluded from support;

AND FURTHER THAT this resolution be circulated to Premier Doug Ford; the Honourable Peter Bethlenfalvy, Minister of Finance; the Honourable Victor Fedeli, Minister of Economic Development, Job Creation and Trade; the Honourable Graydon Smith, MPP for Parry Sound–Muskoka; the Honourable Scott Aitchison, MP for Parry Sound–Muskoka; FONOM; AMO; NOMA; and all Ontario municipalities.

Carried Defeated Deferred

Sam Dunnett, Mayor

Recorded Vote Called by: _____

Recorded Vote

Member of Council	Yea	Nay	Absent
Bishop, Bill			
Hetherington, John			
Hind, Jon			
Kneller, Brad			
Mayor: Dunnett, Sam			



Dufferin Aggregates
2300 Steeles Ave W, 4th Floor
Concord, ON L4K 5X6
Canada

December 11, 2025

Luke Rapus
Aggregates Technical Specialist
Ministry of Natural Resources and Forestry
Guelph District
1 Stone Road West
Guelph, Ontario
N1G 4Y2

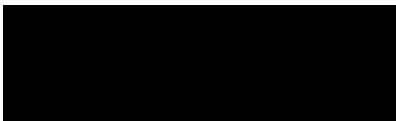
Attention: Mr. Rapus

**Re: Monthly Monitoring Report – November 2025
Mill Creek Pit, License #5738
Township of Puslinch, Wellington County**

Please find enclosed the required monitoring data for the month of November 2025. There were no exceedances to report.

If you have any questions, please do not hesitate to call.

Sincerely,



Matthew Erdmann
Site Superintendent

RECEIVED
DEC 15 2025
Township of Puslinch

CC: Township of Puslinch
Sonja Strynatka (GRCA)
Kevin Mitchell (Dufferin Aggregates)
University of Guelph



Monthly Reporting
Mill Creek Aggregates Pit
November 2025

Date	DP21 (mASL)	Threshold Value (mASL)	Exceedance
3-Nov-25	305.76	305.58	NO
13-Nov-25	305.74	305.58	NO
21-Nov-25	305.76	305.58	NO
24-Nov-25	305.75	305.58	NO

Date	BH13 (mASL)	DP21 (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
3-Nov-25	306.02	305.76	0.26	0.09	NO
13-Nov-25	306.00	305.74	0.26	0.09	NO
21-Nov-25	306.01	305.76	0.25	0.09	NO
24-Nov-25	306.02	305.75	0.27	0.09	NO

Date	DP17 (mASL)	Threshold Value (mASL)	Exceedance
3-Nov-25	305.38	305.17	NO
13-Nov-25	305.29	305.17	NO
21-Nov-25	305.33	305.17	NO
24-Nov-25	305.30	305.17	NO

Date	BH92-12 (mASL)	DP17 (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
3-Nov-25	305.71	305.38	0.33	0.04	NO
13-Nov-25	305.60	305.29	0.31	0.04	NO
21-Nov-25	305.63	305.33	0.3	0.04	NO
24-Nov-25	305.68	305.30	0.38	0.04	NO

Date	DP3 (mASL)	Threshold Value (mASL)	Exceedance
3-Nov-25	304.75	304.54	NO
13-Nov-25	304.77	304.54	NO
21-Nov-25	304.76	304.54	NO
24-Nov-25	304.75	304.54	NO

Date	DP6 (mASL)	DP3 (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
3-Nov-25	305.66	304.75	0.91	0.55	NO
13-Nov-25	305.61	304.77	0.84	0.55	NO
21-Nov-25	305.64	304.76	0.88	0.55	NO
24-Nov-25	305.67	304.75	0.92	0.55	NO

Date	DP2 (mASL)	Threshold Value (mASL)	Exceedance
3-Nov-25	303.98	303.50	NO
13-Nov-25	304.03	303.50	NO
21-Nov-25	304.06	303.50	NO
24-Nov-25	304.08	303.50	NO

Date	BH92-27 (mASL)	DP2 (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
3-Nov-25	304.48	303.98	0.5	0.34	NO
13-Nov-25	304.49	304.03	0.46	0.34	NO
21-Nov-25	304.46	304.06	0.4	0.34	NO
24-Nov-25	304.44	304.08	0.36	0.34	NO

Date	DP1 (mASL)	Threshold Value (mASL)	Exceedance
3-Nov-25	304.23	303.96	NO
13-Nov-25	304.18	303.96	NO
21-Nov-25	304.18	303.96	NO
24-Nov-25	304.18	303.96	NO

Date	BH92-29 (mASL)	DP1 (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
3-Nov-25	304.55	304.23	0.32	0.19	NO
13-Nov-25	304.76	304.18	0.58	0.19	NO
21-Nov-25	304.69	304.18	0.51	0.19	NO
24-Nov-25	304.62	304.18	0.44	0.19	NO

Date	DP5CR (mASL)	Threshold Value (mASL)	Exceedance
3-Nov-25	303.26	302.84	NO
13-Nov-25	303.26	302.84	NO
21-Nov-25	303.23	302.84	NO
24-Nov-25	303.17	302.84	NO

Date	OW5-84 (mASL)	DP5CR (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
3-Nov-25	303.58	303.26	0.32	0.15	NO
13-Nov-25	303.58	303.26	0.32	0.15	NO
21-Nov-25	303.58	303.23	0.345	0.15	NO
24-Nov-25	303.56	303.17	0.385	0.15	NO

No exceedances to report for the month of November.

Note: A beaver dam has been observed on private property upstream of DP5CR, which is likely to impact the water levels at DP5CR. Similar to what has occurred in the recent past at this location, the beaver dam may potentially cause action threshold exceedances. It is recommended that the appropriate authority arrange to have the beaver dam removed.



Monthly Reporting
Mill Creek Aggregates Pit
November 2025

Max. Allowable as per PTTW - Silt Pond	
(Imperial Gallons)	(Litres)
2,597	11,808
3,739,477	17,000,000

Max. Allowable as per PTTW - Main Pond	
(Imperial Gallons)	(Litres)
2,500	11,365
1,800,000	8,183,000

Total Monthly Precipitation (mm):	35.0	Kitchener/Waterloo (Actual)
Total Monthly Normal Precipitation (mm):	65.0	Waterloo-Wellington A (30-year Normal)

Date	Below Water Table Extraction SP4	Below Water Table Extraction Phase 2	Water Pumped from Main Pond (gals)	Water Pumped from Active Silt Pond (gals)	Main Pond Level (mASL)	Exceedance Y/N (BELOW 305.5 mASL)	Phase 2 Pond Level (mASL)	Exceedance Y/N (BELOW 305.0 mASL)	Phase 3 Pond Level (mASL)	Exceedance Y/N (BELOW 303.85 mASL)	Phase 4 Pond Level (mASL)	Exceedance Y/N (BELOW 304.5 mASL)
1-Nov-25	-	-	-	-	-	-	-	-	-	-	-	-
2-Nov-25	-	-	-	-	-	-	-	-	-	-	-	-
3-Nov-25	2,500	-	1,215,330	-	306.28	N	305.79	N	304.72	N	305.89	N
4-Nov-25	2,500	-	1,219,510	-	306.28	N	305.79	N	304.72	N	305.89	N
5-Nov-25	2,500	-	1,197,733	-	306.28	N	305.79	N	304.73	N	305.89	N
6-Nov-25	2,500	-	1,215,550	-	306.28	N	305.79	N	304.73	N	305.89	N
7-Nov-25	-	-	1,086,208	-	306.27	N	305.78	N	304.73	N	305.88	N
8-Nov-25	-	-	-	-	-	-	-	-	-	-	-	-
9-Nov-25	-	-	-	-	-	-	-	-	-	-	-	-
10-Nov-25	2,500	-	-	-	306.26	N	305.80	N	304.74	N	305.89	N
11-Nov-25	2,500	-	1,099,846	-	306.28	N	305.79	N	304.73	N	305.89	N
12-Nov-25	2,500	-	1,169,357	-	306.27	N	305.79	N	304.73	N	305.89	N
13-Nov-25	2,500	-	1,207,411	-	306.27	N	305.77	N	304.73	N	305.88	N
14-Nov-25	-	-	928,270	-	306.26	N	305.76	N	304.74	N	305.88	N
15-Nov-25	-	-	-	-	-	-	-	-	-	-	-	-
16-Nov-25	-	-	-	-	-	-	-	-	-	-	-	-
17-Nov-25	-	-	1,139,441	-	306.26	N	305.76	N	304.73	N	305.88	N
18-Nov-25	-	-	1,131,962	-	306.26	N	305.76	N	304.74	N	305.88	N
19-Nov-25	-	-	1,090,608	-	306.26	N	305.76	N	304.74	N	305.87	N
20-Nov-25	-	-	1,095,667	-	306.26	N	305.76	N	304.74	N	305.87	N
21-Nov-25	-	-	1,055,852	-	306.26	N	305.76	N	304.74	N	305.87	N
22-Nov-25	-	-	-	-	-	-	-	-	-	-	-	-
23-Nov-25	-	-	-	-	-	-	-	-	-	-	-	-
24-Nov-25	-	-	1,197,733	-	306.24	N	305.75	N	304.74	N	305.87	N
25-Nov-25	-	-	1,129,982	-	306.24	N	305.75	N	304.74	N	305.87	N
26-Nov-25	-	-	1,202,132	-	306.25	N	305.75	N	304.76	N	305.88	N
27-Nov-25	-	-	1,168,477	-	306.26	N	305.75	N	304.76	N	305.88	N
28-Nov-25	-	-	670,466	-	306.26	N	305.75	N	304.76	N	305.88	N
29-Nov-25	-	-	-	-	-	-	-	-	-	-	-	-
30-Nov-25	-	-	-	-	-	-	-	-	-	-	-	-
Total	20,000	0	21,221,533	0								

Notes:
No exceedances to report for the month of November.



REPORT FIR-2026-001

TO: Mayor and Members of Council

PREPARED BY: Jamie MacNeil, Fire Chief

PRESENTED BY: Jamie MacNeil, Fire Chief

MEETING DATE: January 21, 2026

SUBJECT: Fire Protection Grant – Execution of Agreement
File No. L04 MIN

RECOMMENDATIONS

That Report FIR-2026-001 entitled Fire Protection Grant – Execution of Agreement be received; and

That Council gives 3 readings to By-law No. 2026-002 being a By-law authorizing the entering into an Agreement with the Ministry of the Solicitor General, Office of the Fire Marshal of Ontario for the Fire Protection Grant.

Purpose

The purpose of this report is to recommend that Council enact a By-law authorizing entering into an Agreement with the Ministry of the Solicitor General, Office of the Fire Marshal of Ontario for the Fire Protection Grant.

Background

In September 2025, the Township applied for the Fire Protection Grant for cancer prevention, specifically for Personal Protective Equipment (PPE). The Township was successful in its application and now requires Council authorization to enter into an Agreement with the Province to proceed with the grant funding.

The Fire Protection Grant program was announced in the Ontario government's 2025 Budget and is designed to support cancer prevention efforts by municipal fire departments. The grant

will assist fire departments in acquiring critical equipment to enhance firefighter health and safety, and minor infrastructure at the local level.

The grant is eligible for funding under the following categories:

1. Cancer Prevention – Equipment and Supplies
2. Cancer Prevention –PPE
3. Cancer Prevention – Minor Infrastructure
4. Technology - Minor Infrastructure
5. Lithium-Ion incident Response - Equipment and Supplies

The Province has requested the Township to sign the Agreement promptly in order for the funds to be distributed. The effective date of the Agreement is once both Parties sign, and the expiration date is March 31, 2026. Costs must be spent by the Township by December 31, 2026. The communications requirements associated with the Fire Protection Grant are outlined in Section A8.0 of the Agreement attached as Schedule A to this Report.

Financial Implications

The Township has been approved for the maximum available grant funding of \$16,000 in accordance with the project description and project costs eligible for funding as outlined in Schedule C to the Agreement. This project has been incorporated in the 2026 Capital Budget as presented to Council on October 22, 2025.

Applicable Legislation and Requirements

Municipal Act, 2001

Engagement Opportunities

There are no engagement implications associated with entering into the Fire Protection Grant Agreement with the Province.

ATTACHMENTS

Schedule A – Fire Protection Grant Agreement

Respectfully submitted:

Jamie MacNeil
Fire Chief

Reviewed by:

Mary Hasan
Director of Finance/Treasurer

ONTARIO FIRE PROTECTION GRANT TRANSFER PAYMENT AGREEMENT

THE AGREEMENT, effective as of the _____ (The “**Effective Date**”)

B E T W E E N:

**His Majesty the King in right of Ontario
as represented by the Solicitor General**

(referred to as the “**Province**”)

- and -

TOWNSHIP OF PUSLINCH

(the “**Recipient**”)

CONSIDERATION

In consideration of the mutual covenants and agreements contained in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are expressly acknowledged, the Province and the Recipient agree as follows:

1.0 ENTIRE AGREEMENT

1.1 Schedules to the Agreement. The following schedules form part of the Agreement:

Schedule “A” -	General Terms and Conditions
Schedule “B” -	Project Specific Information and Additional Provisions
Schedule “C” -	Project
Schedule “D” -	Budget
Schedule “E” -	Payment Plan
Schedule “F” -	Reports

1.2 Entire Agreement. The Agreement constitutes the entire agreement between the Parties with respect to the subject matter contained in the Agreement and supersedes all prior oral or written representations and agreements.

2.0 CONFLICT OR INCONSISTENCY

2.1 Conflict or Inconsistency. In the event of a conflict or inconsistency between the Additional Provisions and the provisions in Schedule “A”, the following rules will apply:

- (a) the Parties will interpret any Additional Provisions in so far as possible, in a way that preserves the intention of the Parties as expressed in Schedule “A”; and
- (b) where it is not possible to interpret the Additional Provisions in a way that is consistent with the provisions in Schedule “A”, the Additional Provisions will prevail over the provisions in Schedule “A” to the extent of the inconsistency.

3.0 COUNTERPARTS

- 3.1 **One and the Same Agreement.** The Agreement may be executed in any number of counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument.

4.0 AMENDING THE AGREEMENT

- 4.1 This Agreement may be amended upon the agreement of all Parties, which shall be executed in writing.

5.0 ACKNOWLEDGEMENT

- 5.1 The Recipient acknowledges that:

- (a) by receiving Funds, it may become subject to legislation applicable to organizations that receive funding from the Government of Ontario;
- (b) His Majesty the King in right of Ontario has issued expenses, perquisites, and procurement directives and guidelines pursuant to the *Broader Public Sector Accountability Act, 2010* (Ontario);
- (c) the Funds are:
 - (i) to assist the Recipient to carry out the Project and not to provide goods or services to the Province;
 - (ii) funding for the purposes of the *Public Sector Salary Disclosure Act, 1996* (Ontario);
- (d) the Province is not responsible for carrying out the Project;
- (e) the Province is bound by the Freedom of Information and Protection of Privacy Act (Ontario) and that any information provided to the Province in connection with the Project or otherwise in connection with the Agreement may be subject to disclosure in accordance with that Act; and

- (f) the Province is bound by the Financial Administration Act (Ontario) (“FAA”) and, pursuant to subsection 11.3(2) of the FAA, payment by the Province of Funds under the Agreement will be subject to,
 - (i) an appropriation, as that term is defined in subsection 1(1) of the FAA, to which that payment can be charged being available in the Funding Year in which the payment becomes due; or
 - (ii) the payment having been charged to an appropriation for a previous fiscal year.

SIGNATURE PAGE FOLLOWS

The Parties have executed the Agreement on the dates set out below.

**HIS MAJESTY THE KING IN RIGHT OF ONTARIO
as represented by the Solicitor General**

Date

Name: Carrie Clark

Title: Deputy Fire Marshal

TOWNSHIP OF PUSLINCH

Date

Name:

Title:

I have authority to bind the Recipient

Date

Name:

Title:

I have authority to bind the Recipient

**SCHEDULE “A”
GENERAL TERMS AND CONDITIONS**

A1.0 INTERPRETATION AND DEFINITIONS

A1.1 Interpretation. For the purposes of interpretation:

- (a) words in the singular include the plural and vice-versa;
- (b) words in one gender include all genders;
- (c) the headings do not form part of the Agreement; they are for reference only and will not affect the interpretation of the Agreement;
- (d) any reference to dollars or currency will be in Canadian dollars and currency; and
- (e) “include”, “includes” and “including” denote that the subsequent list is not exhaustive.

A1.2 Definitions. In the Agreement, the following terms will have the following meanings:

“Additional Provisions” means terms and conditions set out in Schedule “B”.

“Agreement” means this agreement entered into between the Province and the Recipient, all of the schedules listed in section 1.1, and any amending agreement entered into pursuant to section 4.1.

“Budget” means the budget attached to the Agreement as Schedule “D”.

“Business Day” means any working day, Monday to Friday inclusive, excluding statutory and other holidays, namely: New Year’s Day; Family Day; Good Friday; Easter Monday; Victoria Day; Canada Day; Civic Holiday; Labour Day; Thanksgiving Day; Remembrance Day; Christmas Day; Boxing Day and any other day on which the Province has elected to be closed for business.

“Effective Date” means the date set out at the top of the Agreement.

“Event of Default” has the meaning ascribed to it in section A12.1.

“Expiry Date” means the expiry date set out in Schedule “B”.

“Funding Year” means.

(a) in the case of the first Funding Year, the period commencing on the Effective Date and ending on the following March 31; and

(b) in the case of Funding Years subsequent to the first Funding Year, the

period commencing on April 1 following the end of the previous Funding Year and ending on the following March 31 or the Expiry Date, whichever is first.

“Funds” means the money the Province provides to the Recipient pursuant to the Agreement.

“Indemnified Parties” means His Majesty the King in right of Ontario, His ministers, agents, appointees, and employees.

“Loss” means any cause of action, liability, loss, cost, damage, or expense (including legal, expert and consultant fees) that anyone incurs or sustains as a result of or in connection with the Project or any other part of the Agreement.

“Maximum Funds” means the maximum set out in Schedule “B”.

“Notice” means any communication given or required to be given pursuant to the Agreement.

“Notice Period” means the period of time within which the Recipient is required to remedy an Event of Default pursuant to section A12.3(b) and includes any such period or periods of time by which the Province extends that time.

“Parties” means the Province and the Recipient.

“Party” means either the Province or the Recipient.

“Proceeding” means any action, claim, demand, lawsuit, or other proceeding that anyone makes, brings or prosecutes as a result of or in connection with the Project or with any other part of the Agreement.

“Project” means the undertaking described in Schedule “C” and as may be amended from time to time.

“Records Review” means any assessment the Province conducts pursuant to section A7.4.

“Reports” means the reports described in Schedule “F”.

A2.0 REPRESENTATIONS, WARRANTIES AND COVENANTS

A2.1 General. The Recipient represents, warrants, and covenants that:

- (a) it is, and will continue to be a validly existing legal entity with full power to fulfill its obligations under the Agreement;
- (b) it has, and will continue to have, the experience and expertise necessary to carry out the Project;
- (c) it is in compliance with, and will continue to comply with, all federal and

provincial laws and regulations, all municipal by-laws, and any other orders, rules, and by-laws related to any aspect of the Project, the Funds, or both; and

- (d) unless otherwise provided for in the Agreement, any information the Recipient provided to the Province in support of its request for funds (including information relating to any eligibility requirements) was true and complete at the time the Recipient provided it and will continue to be true and complete.

A2.2 Execution of Agreement. The Recipient represents and warrants that it has:

- (a) the full power and capacity to enter into the Agreement; and
- (b) taken all necessary actions to authorize the execution of the Agreement.

A2.3 Governance. The Recipient represents, warrants and covenants that it has, will maintain, in writing, and will follow:

- (a) procedures to enable the Recipient's ongoing effective functioning;
- (b) decision-making mechanisms for the Recipient;
- (c) procedures to enable the Recipient to manage Funds prudently and effectively;
- (d) procedures to enable the Recipient to complete the Project successfully;
- (e) procedures to enable the Recipient to identify risks to the completion of the Project and strategies to address the identified risks, all in a timely manner;
- (f) procedures to enable the preparation and submission of all Reports required pursuant to Article A7.0; and
- (g) procedures to enable the Recipient to address such other matters as the Recipient considers necessary to enable the Recipient to carry out its obligations under the Agreement.

A2.4 Supporting Proof. Upon the request of the Province, the Recipient will provide the Province with proof of the matters referred to in Article A2.0.

A3.0 TERM OF THE AGREEMENT

A3.1 Term. The term of the Agreement will commence on the Effective Date and will expire on the Expiry Date unless terminated earlier pursuant to Article A11.0 or Article A12.0.

A4.0 FUNDS AND CARRYING OUT THE PROJECT**A4.1 Funds Provided.** The Province will:

- (a) provide the Recipient with Funds up to the Maximum Funds for the purpose of carrying out the Project;
- (b) provide the Funds to the Recipient in accordance with the payment plan attached to the Agreement as Schedule “E”; and
- (c) deposit the Funds into an account designated by the Recipient provided that the account:
 - (i) resides at a Canadian financial institution;
 - (ii) is in the name of the Recipient; and
 - (iii) is registered in TPON.

A4.2 Limitation on Payment of Funds. Despite section A4.1:

- (a) the Province is not obligated to provide any Funds to the Recipient until the Recipient provides the certificates of insurance or other proof required pursuant to section A10.2;
- (b) the Province is not obligated to provide instalments of Funds until it is satisfied with the progress of the Project; and
- (c) the Province may adjust the amount of Funds it provides to the Recipient based upon the Province’s assessment of the information the Recipient provides to the Province pursuant to section A7.2.

A4.3 Use of Funds and Carrying Out the Project. The Recipient will do all of the following:

- (a) carry out the Project in accordance with the Agreement;
- (b) use the Funds only for the purpose of carrying out the Project;
- (c) spend the Funds only in accordance with the Budget;
- (d) not use the Funds to cover any cost that has been or will be funded or reimbursed by one or more of any third party, ministry, agency, or organization of the Government of Ontario.

A4.4 Interest-Bearing Account. If the Province provides Funds before the Recipient’s immediate need for the Funds, the Recipient will place the Funds in an interest-bearing account in the name of the Recipient at a Canadian financial institution.

A4.5 Interest. If the Recipient earns any interest on the Funds, the Province may do either or both of the following:

- (a) deduct an amount equal to the interest from any further instalments of Funds;
- (b) demand from the Recipient the payment of an amount equal to the interest.

A4.6 Interest. Rebates, Credits, and Refunds. The Province will calculate Funds based on the actual costs to the Recipient to carry out the Project, less any costs (including taxes) for which the Recipient has received, will receive, or is eligible to receive, a rebate, credit, or refund.

A5.0 RECIPIENT'S ACQUISITION OF GOODS OR SERVICES, AND DISPOSAL OF ASSETS

A5.1 Acquisition. If the Recipient acquires goods, services, or both with the Funds, it will do so through a process that promotes the best value for money.

A5.2 Disposal. The Recipient will not, without the Province's prior consent, sell, lease, or otherwise dispose of any asset purchased or created with the Funds or for which Funds were provided, the cost of which exceeded the amount as set out in Schedule "B" at the time of purchase.

A6.0 CONFLICT OF INTEREST

A6.1 Conflict of Interest Includes. For the purposes of Article A6.0, a conflict of interest includes any circumstances where:

- (a) the Recipient; or
- (b) any person who has the capacity to influence the Recipient's decisions, has outside commitments, relationships, or financial interests that could, or could be seen by a reasonable person to, interfere with the Recipient's objective, unbiased, and impartial judgment relating to the Project, the use of the Funds, or both.

A6.2 No Conflict of Interest. The Recipient will carry out the Project and use the Funds without an actual, potential, or perceived conflict of interest unless:

- (a) the Recipient:
 - (i) provides Notice to the Province disclosing the details of the actual, potential, or perceived conflict of interest; and
 - (ii) requests the consent of the Province to carry out the Project with

an actual, potential, or perceived conflict of interest;

- (b) the Province provides its consent to the Recipient carrying out the Project with an actual, potential, or perceived conflict of interest; and
- (c) the Recipient complies with any terms and conditions the Province may prescribe in its consent.

A7.0 REPORTING, ACCOUNTING AND REVIEW

A7.1 Province Includes. For the purposes of sections A7.4, A7.5 and A7.6, “Province” includes any auditor or representative the Province may identify.

A7.2 Preparation and Submission. The Recipient will:

- (a) submit to the Province at the address set out in Schedule “B”:
 - (i) all Reports in accordance with the timelines and content requirements set out in Schedule “F”;
 - (ii) any other reports in accordance with any timelines and content requirements the Province may specify from time to time;
- (b) ensure that all Reports and other reports are:
 - (i) completed to the satisfaction of the Province; and
 - (ii) signed by an authorized signing officer of the Recipient.

A7.3 Record Maintenance. The Recipient will keep and maintain for a period of seven years from their creation:

- (a) all financial records (including invoices and evidence of payment) relating to the Funds or otherwise to the Project in a manner consistent with either international financial reporting standards or generally accepted accounting principles or any comparable accounting standards that apply to the Recipient; and
- (b) all non-financial records and documents relating to the Funds or otherwise to the Project.

A7.4 Records Review. The Province may, at its own expense, upon twenty-four hours’ Notice to the Recipient and during normal business hours, enter upon the Recipient’s premises to conduct an audit or investigation of the Recipient regarding the Recipient’s compliance with the Agreement, including assessing

any of the following:

- (a) the truth of any of the Recipient's representations and warranties;
- (b) the progress of the Project;
- (c) the Recipient's allocation and expenditure of the Funds.

A7.5 Inspection and Removal. For the purposes of any Records Review, the Province may take one or both of the following actions:

- (a) inspect and copy any records and documents referred to in section A7.3; and
- (b) remove any copies the Province makes pursuant to section A7.5(a).

A7.6 Cooperation. To assist the Province in respect of its rights provided for in section A7.5, the Recipient will cooperate with the Province by:

- (a) ensuring that the Province has access to the records and documents wherever they are located;
- (b) assisting the Province to copy records and documents;
- (c) providing to the Province, in the form the Province specifies, any information the Province identifies; and
- (d) carrying out any other activities the Province requests.

A7.7 No Control of Records. No provision of the Agreement will be construed to give the Province any control whatsoever over any of the Recipient's records.

A7.8 Auditor General. The Province's rights under Article A7.0 are in addition to any rights provided to the Auditor General pursuant to section 9.1 of the Auditor General Act (Ontario).

A8.0 COMMUNICATIONS REQUIREMENTS

A8.1 Acknowledge Support. Unless the Province directs the Recipient to do otherwise, the Recipient will in each of its Project-related publications, whether written, oral, or visual, including public announcements or communications:

- (a) acknowledge the support of the Province for the Project;
- (b) ensure that any acknowledgement is in a form and manner as the Province directs;

- (c) indicate that the views expressed in the publication are the views of the Recipient and do not necessarily reflect those of the Province; and
- (d) obtain prior written approval from the Province before using any logo or symbol of the Government of Ontario, the Ministry of the Solicitor General or the Office of the Fire Marshal in any communications including press releases, published reports, radio and television programs and public or private meetings, or in any other type of promotional material, relating to the Project or this Agreement.

A8.2 Notice of Project-Related Communications. Unless the Province directs the Recipient to do otherwise, the Recipient will provide written notice to the Province a minimum of 14 Business Days in advance of all Project-related publications, whether written, oral, or visual, including public announcements or communications.

A9.0 INDEMNITY

A9.1 Indemnify. The Recipient will indemnify and hold harmless the Indemnified Parties from and against any Loss and any Proceeding, unless solely caused by the gross negligence or wilful misconduct of the Indemnified Parties.

A10.0 INSURANCE

A10.1 Insurance. The Recipient represents, warrants, and covenants that it has, and will maintain, at its own cost and expense, with insurers having a secure A.M. Best rating of B+ or greater, or the equivalent, all the necessary and appropriate insurance that a prudent person carrying out a project similar to the Project would maintain, including commercial general liability insurance on an occurrence basis for third party bodily injury, personal injury, and property damage, to an inclusive limit of not less than the amount set out in Schedule "B" per occurrence, which commercial general liability insurance policy will include the following:

- (a) the Indemnified Parties as additional insureds with respect to liability arising in the course of performance of the Recipient's obligations under, or otherwise in connection with, the Agreement;
- (b) a cross-liability clause;
- (c) contractual liability coverage; and
- (d) at least 30 days' written notice of cancellation.

A10.2 Proof of Insurance. The Recipient will,

- (a) provide to the Province, either,
 - (i) certificates of insurance that confirm the insurance coverage required by section A10.1; or
 - (ii) other proof that confirms the insurance coverage required by section A10.1; and
- (b) in the event of a Proceeding, and upon the Province's request, the Recipient will provide to the Province a copy of any of the Recipient's insurance policies that relate to the Project or otherwise to the Agreement, or both.

A11.0 TERMINATION ON NOTICE

A11.1 Termination on Notice. This Agreement may be terminated by the Province at any time without liability, penalty, or costs upon giving at least thirty (30) days prior written Notice to the Recipient.

A11.2 When Termination Effective. Termination under Article A11.1 will take effect as provided for in the Notice.

A11.3 Consequences of Termination on Notice by the Province. If the Province terminates the Agreement pursuant to section A11.1, the Province may take one or more of the following actions:

- (a) cancel further installments of Funds;
- (b) demand from the Recipient the payment of any Funds remaining in the possession or under the control of the Recipient; and
- (c) determine the reasonable costs for the Recipient to wind down the Project, and do the following:
 - (i) permit the Recipient to offset such costs against the amount the Recipient owes pursuant to section A11.2(b);
 - (ii) subject to section A4.1(a), provide Funds to the Recipient to cover such costs.

A12.0 EVENT OF DEFAULT, CORRECTIVE ACTION, AND TERMINATION FOR DEFAULT

A12.1 Events of Default. Each of the following events will constitute an Event of Default:

- (a) in the opinion of the Province, the Recipient breaches any representation, warranty, covenant, or other term of the Agreement, including failing to do any of the following in accordance with the terms and conditions of the Agreement:
 - (i) carry out the Project;
 - (ii) use or spend Funds; or
 - (iii) provide, in accordance with section A7.2, Reports or such other reports as the Province may have requested pursuant to section A7.2(a)(ii);
- (b) the Recipient's operations, its financial condition, its organizational structure or its control changes such that it no longer meets one or more of the eligibility requirements of the program under which the Province provides the Funds;
- (c) the Recipient makes an assignment, proposal, compromise, or arrangement for the benefit of creditors, or a creditor makes an application for an order adjudging the Recipient bankrupt, or applies for the appointment of a receiver;
- (d) the Recipient ceases to operate.

A12.2 Consequences of Events of Default and Corrective Action. If an Event of Default occurs, the Province may, at any time, take one or more of the following actions:

- (a) initiate any action the Province considers necessary in order to facilitate the successful continuation or completion of the Project;
- (b) provide the Recipient with an opportunity to remedy the Event of Default;
- (c) suspend the payment of Funds for such period as the Province determines appropriate;
- (d) reduce the amount of the Funds;
- (e) cancel further instalments of Funds;
- (f) demand from the Recipient the payment of any Funds remaining in the

possession or under the control of the Recipient;

- (g) demand from the Recipient the payment of an amount equal to any Funds the Recipient used, but did not use in accordance with the Agreement;
- (h) demand from the Recipient the payment of an amount equal to any Funds the Province provided to the Recipient;
- (i) demand from the Recipient the payment of an amount equal to the costs the Province incurred or incurs to enforce its rights under the Agreement, including the costs of any Records Review and the costs it incurs to collect any amounts the Recipient owes to the Province; and
- (j) upon giving Notice to the Recipient, terminate the Agreement at any time, including immediately, without liability, penalty or costs to the Province.

A12.3 Opportunity to Remedy. If, pursuant to section A12.2(b), the Province provides the Recipient with an opportunity to remedy the Event of Default, the Province will give Notice to the Recipient of:

- (a) the particulars of the Event of Default; and
- (b) the Notice Period.

A12.4 Recipient not Remediating. If the Province provides the Recipient with an opportunity to remedy the Event of Default pursuant to section A12.2(b), and:

- (a) the Recipient does not remedy the Event of Default within the Notice Period;
- (b) it becomes apparent to the Province that the Recipient cannot completely remedy the Event of Default within the Notice Period; or
- (c) the Recipient is not proceeding to remedy the Event of Default in a way that is satisfactory to the Province,

the Province may extend the Notice Period, or initiate any one or more of the actions provided for in sections A12.2(a), (c), (d), (e), (f), (g), (h), (i) and (j).

A12.5 When Termination Effective. Termination under Article A12.0 will take effect as provided for in the Notice.

A13.0 FUNDS AT THE END OF A FUNDING YEAR

A13.1 Funds at the End of a Funding Year. Without limiting any rights of the Province under Article A12.0, if, by the end of a Funding Year, the Recipient has not spent all of the Funds allocated for that Funding Year as provided for in

the Budget, the Province may take one or both of the following actions:

- (a) demand from the Recipient payment of the unspent Funds;
- (b) adjust the amount of any further instalments of Funds accordingly.

A14.0 FUNDS UPON EXPIRY

A14.1 Funds Upon Expiry. Upon expiry of the Agreement, the Recipient will pay to the Province any Funds remaining in its possession, under its control, or both.

A15.0 DEBT DUE AND PAYMENT

A15.1 Payment of Overpayment. If at any time the Province provides Funds in excess of the amount to which the Recipient is entitled under the Agreement, the Province may:

- (a) deduct an amount equal to the excess Funds from any further instalments of Funds; or
- (b) demand that the Recipient pay to the Province an amount equal to the excess Funds.

A15.2 Debt Due. If, pursuant to the Agreement:

- (a) the Province demands from the Recipient the payment of any Funds, an amount equal to any Funds or any other amounts owing under the Agreement; or
- (b) the Recipient owes to the Province any Funds, an amount equal to any Funds or any other amounts owing under the Agreement, whether or not the Province has demanded their payment,

such amounts will be deemed to be debts due and owing to the Province by the Recipient, and the Recipient will pay the amounts to the Province immediately, unless the Province directs otherwise.

A15.3 Interest Rate. The Province may charge the Recipient interest on any money owing to the Province by the Recipient under the Agreement at the then current interest rate charged by the Province of Ontario on accounts receivable.

A15.4 Payment of Money to Province. The Recipient will pay any money owing to the Province by cheque payable to the "Ontario Minister of Finance" and delivered to the Province at the address set out in Schedule "B".

A15.5 Fails to Pay. Without limiting the application of section 43 of the Financial Administration Act (Ontario), if the Recipient fails to pay any amount owing under the Agreement, His Majesty the King in right of Ontario may deduct any unpaid amount from any money payable to the Recipient by His Majesty the King in right of Ontario.

A16.0 NOTICE

A16.1 Notice in Writing and Addressed. Notice will be:

- (a) in writing;
- (b) delivered by email, postage-prepaid mail, personal delivery, courier or fax; and
- (c) addressed to the Province or the Recipient as set out in Schedule “B”, or as either Party later designates to the other by Notice.

A16.2 Notice Given. Notice will be deemed to have been given:

- (a) in the case of postage-prepaid mail, five Business Days after the Notice is mailed; or
- (b) in the case of fax, one Business Day after the Notice is delivered; and
- (c) in the case of email, personal delivery or courier on the date on which the Notice is delivered.

A16.3 Postal Disruption. Despite section A16.2(a), in the event of a postal disruption:

- (a) Notice by postage-prepaid mail will not be deemed to be given; and
- (b) the Party giving Notice will give Notice by email, personal delivery, courier or fax.

A17.0 CONSENT BY PROVINCE AND COMPLIANCE BY RECIPIENT

A17.1 Consent. When the Province provides its consent pursuant to the Agreement:

- (a) it will do so by Notice;
- (b) it may attach any terms and conditions to the consent; and
- (c) the Recipient may rely on the consent only if the Recipient complies with

any terms and conditions the Province may have attached to the consent.

A18.0 SEVERABILITY OF PROVISIONS

A18.1 Invalidity or Unenforceability of Any Provision. The invalidity or unenforceability of any provision of the Agreement will not affect the validity or enforceability of any other provision of the Agreement.

A19.0 WAIVER

A19.1 Condonation not a waiver. Failure or delay by the either Party to exercise any of its rights, powers or remedies under the Agreement will not constitute a waiver of those rights, powers or remedies and the obligations of the Parties with respect to such rights, powers or remedies will continue in full force and effect.

A19.2 Waiver. Either Party may waive any of its rights, powers or remedies under the Agreement by providing Notice to the other Party. A waiver will apply only to the specific rights, powers or remedies identified in the Notice and the Party providing the waiver may attach terms and conditions to the waiver.

A20.0 INDEPENDENT PARTIES

A20.1 Parties Independent. The Recipient is not an agent, joint venturer, partner or employee of the Province and the Recipient will not represent itself in any way that might be taken by a reasonable person to suggest that it is or take any actions that could establish or imply such a relationship.

A21.0 ASSIGNMENT OF AGREEMENT OR FUNDS

A21.1 No Assignment. The Recipient will not, without the prior written consent of the Province, assign any of its rights or obligations under the Agreement.

A21.2 Agreement Binding. All rights and obligations contained in the Agreement will extend to and be binding on:

- (a) the Recipient's heirs, executors, administrators, successors, and permitted assigns; and
- (b) the successors to His Majesty the King in right of Ontario.

A22.0 GOVERNING LAW

A22.1 Governing Law. The Agreement and the rights, obligations and relations of the

Parties will be governed by and construed in accordance with the laws of the Province of Ontario and the applicable federal laws of Canada. Any actions or proceedings arising in connection with the Agreement will be conducted in the courts of Ontario, which will have exclusive jurisdiction over such proceedings.

A23.0 FURTHER ASSURANCES

A23.1 Agreement into Effect. The Recipient will:

- (a) provide such further assurances as the Province may request from time to time with respect to any matter to which the Agreement pertains; and
- (b) do or cause to be done all acts or things necessary to implement and carry into effect the terms and conditions of the Agreement to their full extent.

A24.0 JOINT AND SEVERAL LIABILITY

A24.1 Joint and Several Liability. Where the Recipient comprises more than one entity, each entity will be jointly and severally liable to the Province for the fulfillment of the obligations of the Recipient under the Agreement.

A25.0 RIGHTS AND REMEDIES CUMULATIVE

A25.1 Rights and Remedies Cumulative. The rights and remedies of the Province under the Agreement are cumulative and are in addition to, and not in substitution for, any of its rights and remedies provided by law or in equity.

A26.0 FAILURE TO COMPLY WITH OTHER AGREEMENTS

A26.1 Other Agreements. If the Recipient:

- (a) has failed to comply with any term, condition, or obligation under any other agreement with His Majesty the King in right of Ontario or one of His agencies (a “**Failure**”);
- (b) has been provided with notice of such Failure in accordance with the requirements of such other agreement;
- (c) has, if applicable, failed to rectify such Failure in accordance with the requirements of such other agreement; and
- (d) such Failure is continuing,

the Province may suspend the payment of Funds for such period as the Province determines appropriate.

A27.0 SURVIVAL

A27.1 Survival. The following Articles and sections, and all applicable cross-referenced Articles, sections and schedules, will continue in full force and effect for a period of seven years from the date of expiry or termination of the Agreement: Article 1.0, Article 2.0, Article A1.0 and any other applicable definitions, section A2.1(a), sections A4.4, A4.5, A4.6, section A5.2, section A7.1, section A7.2 (to the extent that the Recipient has not provided the Reports or other reports as the Province may have requested and to the satisfaction of the Province), sections A7.3, A7.4, A7.5, A7.6, A7.7, A.8, Article A8.0, Article A9.0, Article A10.0, section A11.2, sections A12.1, sections A12.2(d), (e), (f), (g), (h), (i), and (j), Article A13.0, Article A14.0, Article A15.0, Article A16.0, Article A18.0, section A21.2, Article A22.0, Article A24.0, Article A25.0, and Article A27.0.

-- END OF GENERAL TERMS AND CONDITIONS --

**SCHEDULE “B”
PROJECT SPECIFIC INFORMATION AND ADDITIONAL PROVISIONS**

Maximum Funds	\$16,000
Expiry Date	March 31, 2026
Amount for the purposes of section A5.2 (Disposal) of Schedule “A”	\$ 5,000
Insurance	\$ 2,000,000
Contact information for the purposes of Notice to the Province	<p>Name: Program Development & Analytics Unit, Office of the Fire Marshal, Public Safety Division Ministry of the Solicitor General</p> <p>Attention: Katrina Nedeljkovich, Operations Manager</p> <p>Address: 2284 Nursery Road, Midhurst, ON L0L 1N0</p> <p>Fax: (705) 305-4595</p> <p>Email: Katrina.nedeljkovich@Ontario.ca / OFMGrants@ontario.ca</p>
Contact information for the purposes of Notice to the Recipient	<p>Name: Jamie MacNeil</p> <p>Position: Fire Chief</p> <p>Address: , , ,</p> <p>Phone: 519-763-1226X301</p> <p>Email: jmacneil@puslinch.ca</p>
Contact information for the senior financial person in the Recipient organization (e.g., CFO, CAO) – to respond as required to requests from the Province related to the Agreement	<p>Name: Mary Hasan</p> <p>Position: Director of Finance/Treasurer</p> <p>Address: , , ,</p> <p>Phone: 519-763-1226</p> <p>Email: mhasan@puslinch.ca</p>
Contact information for the senior financial person in	Name: Courtenay Hoytfox

the Recipient organization (e.g., CFO, CAO) – to respond as required to requests from the Province related to the Agreement	Position: CAO Address: , , , Phone: 519-763-1226X227 Email: choytfox@puslinch.ca
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Additional Provisions:**None**

SCHEDULE "C" PROJECT

The Ministry of the Solicitor General, Office of the Fire Marshal received Treasury Board (TB) approval to support the municipal fire service in acquiring critical equipment and other needs (health and safety, minor infrastructure and specialized tools) to improve and enhance the level of fire protection service being provided. These approved funds are provided through what is known as the Fire Protection Grant.

Year two of the Fire Protection Grant focuses on firefighter health and safety (specifically, cancer prevention measures) minor infrastructure updates and support for Lithium-Ion Incident Responses. These themes were chosen based on feedback from fire stakeholders across Ontario about the challenges and risks firefighters face in performing their duties.

The Ministry has identified five categories of eligibility:

- Cancer Prevention – Equipment and Supplies (such as exhaust extraction systems in the fire station or washing machines for firefighting gear to remove contaminants, etc.)
- Cancer Prevention - Personal Protective Equipment (such as facepieces, balaclavas, etc.)
- Cancer Prevention – Minor Infrastructure (such as showers in the fire station, etc.)
- Technology – Minor Infrastructure (such as bringing internet to fire stations that do not currently have access to improve connectivity and training opportunities, etc.)
- Lithium-Ion Incident Response – Equipment and Supplies (such as extinguishing agents, fire decontamination systems and safety solutions)

The grant application window opened August 13, 2025 and closed September 30, 2025.

TOWNSHIP OF PUSLINCH is approved for \$16,000

Funding to support the purchase of Puslinch Fire is seeking to purchase 5 full sets of bunker gear (coats, pants, helmets, flash hoods, gloves and boots).

SCHEDULE "D"
BUDGET

Funding will be provided to TOWNSHIP OF PUSLINCH upon execution of this Agreement.

Funding will be provided to TOWNSHIP OF PUSLINCH explicitly for the purchase of one, or a combination of, the items prescribed within the listed summary in Schedule "C". Copies of all invoices and receipts for said items will be provided to the Office of The Fire Marshal as part of the Report Back described in Schedule "F" that forms part of this agreement.

The funds must be committed to the project as approved by March 31st, 2026. Subsequently, the funds must be spent by the municipality by the end of Provincial Financial Quarter Three (Q3) (December 31, 2026).

**SCHEDULE “E”
PAYMENT PLAN**

E.1 MAXIMUM FUNDS

The Maximum Funds to be provided by the Province to the Recipient under this Agreement is set out in Schedule “B”.

E.2 PAYMENT SCHEDULE

The Funds will be provided to the Recipient for the Funding Year subject to the Agreement having been signed by the Province.

**SCHEDULE "F"
REPORTS**

As a condition of the Fire Protection Grant, a report back to the Office of the Fire Marshal must be received, through the Transfer Payment Ontario or as otherwise directed, by the end of Provincial Financial Quarter, Q3, to outline how the grant funding was utilized, and the benefit(s) seen at the department level.

As part of the report back, the municipality is required to provide copies of all invoices and receipts for the items purchased for the approved project(s) as noted in Schedule "C".



REPORT FIN-2026-001

TO: Mayor and Members of Council

PREPARED BY: Daniel Hernandez, Taxation and Revenue Coordinator

PRESENTED BY: Mary Hasan, Director of Finance/Treasurer

MEETING DATE: January 21, 2026

SUBJECT: 2026 Interim Property Tax Levy and Due Dates

RECOMMENDATIONS

That Report FIN-2026-001 entitled 2026 Interim Property Tax Levy and Due Dates be received;
and

That Council give 3 readings to By-law No. 2026-001 being a by-law to provide for the levy and collection of the 2026 Interim Tax Levy.

Purpose

Section 317 of the *Municipal Act, 2001* allows a municipality to pass a by-law to provide for the levying and collection of interim taxes. The purpose of this report is to recommend that Council enact a by-law to provide for the levy and collection of the 2026 interim tax levy.

Background

The levying of an interim tax bill allows for a municipality to raise funds to meet its obligations until the final tax rates are set, including the mandated tax levy payments to the County of Wellington (County) and the local school boards.

Section 317 of the *Municipal Act, 2001* provides that municipalities have the ability to pass a by-law to levy interim taxes in an amount not exceeding 50% of the previous year's total taxes. The total taxes for the previous year include the Township, County and Education portions.

Consistent with the Township's practice in previous years, the 2026 interim tax levy will be payable in two installments. Interim property taxes are billed at 50% of the previous year's levy and are due in two installments: Friday February 27, 2026 and Thursday April 30, 2026. The

amount of the interim tax bill will be deducted from each property's final tax bill in the calculation of the final amount due for 2026.

In accordance with Section 317(3) of the *Municipal Act, 2001* if any taxes levied on a property were for only part of 2025 due to an addition to the tax collector's roll in 2025, the 2025 taxes will be annualized and the 2026 interim levy amount will be based on the annualized taxes.

Section 342(b) of the *Municipal Act, 2001* allows for alternative instalment due dates to spread the payment of taxes more evenly over the year. This applies to Township taxpayers on the eleven-month pre-authorized automatic withdrawal plan. The pre-authorized payment plans shall be penalty free as long as the taxpayer is in good standing with the terms of the plan.

The final tax rates for 2026 will be calculated after the Township, County and Education finalize the 2026 budget. The Final 2026 property tax bill will include the total taxes levied for the Township, County and Education portions less the 2026 interim billing.

Financial Implications

The Township remits property tax levy payments to the County and the School Boards on the last business day of March, June and September. The final tax levy remittance to the County and the School Boards occurs on December 15th.

The amounts due to the County and School Boards must be paid according to the predetermined schedule, regardless of when the actual property taxes are collected by the Township.

Applicable Legislation and Requirements

Sections 317 and 342 of the *Municipal Act, 2001*

Engagement Opportunities

Information regarding the 2026 Interim Property Tax Levy and Due Dates is posted on the Township's website on the Property Taxes Page on [Puslinch.ca](https://puslinch.ca).

Attachments

None

Respectfully submitted:

Reviewed by:

Daniel Hernandez
Taxation and Revenue Coordinator

Mary Hasan
Director of Finance/Treasurer



REPORT FIN-2026-003

TO: Mayor and Members of Council

PREPARED BY: Michelle Cassar, Deputy Treasurer

PRESENTED BY: Mary Hasan, Director of Finance/Treasurer

MEETING DATE: January 21, 2026

SUBJECT: Municipal Performance Measurement Program Report for 2024
File No. F27 FIN

RECOMMENDATIONS

THAT Report FIN-2026-003 entitled Municipal Performance Measurement Program Report for 2024 be received.

Purpose

The purpose of this report is to provide Council with information regarding the Municipal Performance Measurement Program Report (MPMP) for 2024.

Background

Section 299 of the *Municipal Act, 2001* specifies that a municipality must provide the Ministry of Municipal Affairs and Housing (MMAH) with information measuring the efficiency and effectiveness of a municipality's operations and that this information shall be published in a manner and form determined by the municipality.

The reporting is commonly referred to as the MPMP report and is based on the Financial Information Return (FIR) that municipalities must also prepare annually.

The MMAH provides extensive FIR schedules for municipalities to complete each year. MMAH generally updates the schedules annually to streamline the data collection process or to reflect changes in Provincial information gathering requirements, trends, and other factors to help the Province better understand and obtain an overview of the finances of all Ontario municipalities.

The Township's financial statements are based on the FIR. The MPMP is based on statistical information collected on specific schedules in the FIR.

Schedule A attached to this report includes the statistical measures reported for 2023 to 2024 and is based on the Provincial data requirements as part of Schedule 80D of the FIR. These measures form the MPMP, a performance measurement and reporting system that promotes local government transparency and accountability.

The information for the 2024 fiscal year has also been sent to the MMAH as part of the annual FIR submission.

Financial Implications

Discussed throughout this Report.

Applicable Legislation and Requirements

Section 299 of the *Municipal Act, 2001*

Engagement Opportunities

The MPMP report is posted on the Township's Financial Reporting Page on [Puslinch.ca](https://puslinch.ca).

Attachments

Schedule A: 2023 to 2024 MPMP Reporting

Respectfully submitted:

Michelle Cassar
Deputy Treasurer

Reviewed by:

Mary Hasan
Director of Finance/Treasurer

FIR2024: Puslinch Tp

Asmt Code: 2301

MAH Code: 75612

**Schedule 80
STATISTICAL INFORMATION**

for the year ended December 31, 2024

9. Building Permit Information (Performance Measures)

- 1300 What method does your municipality use to determine total construction value?
- 1302 If "Other Method" is selected in line 1300, please describe the method used to determine total construction value.

Column 1 #	Column 2 #	Column 3 #	Description 4 LIST
			Hanscomb Yardsticks for Costing

- Total Value of Construction Activity**
1304 Total Value of Construction Activity for 2024 based on permits issued.

1	\$
45,362,461	

- Review of Complete Building Permit Applications:**
Median number of working days to review a complete building permit application and issue a permit or not issue a permit, and provide all reasons for refusal (by Category):

Median Number of Working Days
1#
10

- 1306 **Category 1: Houses** (houses not exceeding 3 storeys / 600 square metres)
Reference : provincial standard is 10 working days
- 1308 **Category 2 : Small Buildings** (small commercial/industrial not exceeding 3 storeys / 600 square metres)
Reference : provincial standard is 15 working days
- 1310 **Category 3 : Large Buildings** (large residential / commercial / industrial / institutional)
Reference : provincial standard is 20 working days
- 1312 **Category 4 : Complex Buildings** (post disaster buildings, including hospitals, power / water, fire / police / EMS, communications)
Note : If no complete applications were submitted and accepted for a Category on lines 1306 to 1312, please leave the cell blank and do not enter zero.

10
10

Number Of Building Permit Applications

- 1314 **Category 1 : Houses** (houses not exceeding 3 storeys / 600 square metres)
- 1316 **Category 2 : Small Buildings** (small commercial/industrial not exceeding 3 storeys / 600 square metres)
- 1318 **Category 3 : Large Buildings** (large residential / commercial / industrial / institutional)
- Category 4 : Complex Buildings** (post disaster buildings, including hospitals, power / water, fire / police / EMS), communications
- 1320
- 1322

Number of Complete Applications 1 #	Number of Incomplete Applications 2 #	Total Number of Complete and Incomplete Applications 3 #
203	0	203
7	0	7
1	4	5
0	0	0
Subtotal	4	215

Note: Zero should be entered on lines 1314 to 1320 in column 1 if no complete applications were submitted and accepted for a category. Zero should be entered in column 2 if no incomplete applications were submitted and accepted for a category.

10. Planning and Development

- Land Use Planning** (using building permit information)
- 1350 Number of residential units in new detached houses
 - 1352 Number of residential units in new semi-detached houses
 - 1354 Number of residential units in new row houses
 - 1356 Number of residential units in new apartments / condo apartments
 - 1358

Residential Units within Settlement Areas 1 #	Total Residential Units 2 #	Total Secondary Units 3 #
3	16	29
Subtotal	16	29

- Land Designated for Agricultural Purposes**
1370 Hectares of land designated for agricultural purposes in the Official Plan as of December 31, 2024

Hectares
1
#
20,607

11. Transportation Services

- 1710 **Roads:** Total Paved Lane Km
- 1720 **Condition of Roads:** Number of paved lane kilometres where the condition is rated as good to very good.

1
#
262
151

Column	Column	Column	Description
--------	--------	--------	-------------

FIR2024: Puslinch Tp

Asmt Code: 2301

MAH Code: 75612

**Schedule 80
STATISTICAL INFORMATION**

for the year ended December 31, 2024

	1 #	2 #	3 #	4 LIST												
1722	Has the entire municipal road system been rated?															
1725	Indicate the rating system used and the year the rating was conducted															
				2016 Pavement Condition Index												
1730	Roads: Total Unpaved Lane Km															
	122															
1740	Winter Control: Total Lane Km maintained in winter															
	385															
1750	Transit: Total Number of Regular Service Passenger Trips on Conventional Transit in Service Area.															
1755	Transit: Population of Service Area															
1760	Bridges and Culverts: Total Square Metres of Surface Area on Bridges and Culverts															
	1,179															
	<table border="1"> <thead> <tr> <th>Number of structures where the condition of primary components is rated as good to very good, requiring</th> <th>Total Number</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2</td> </tr> <tr> <td>#</td> <td>#</td> </tr> <tr> <td>3</td> <td>7</td> </tr> <tr> <td>11</td> <td>15</td> </tr> <tr> <td>Subtotal</td> <td>22</td> </tr> </tbody> </table>				Number of structures where the condition of primary components is rated as good to very good, requiring	Total Number	1	2	#	#	3	7	11	15	Subtotal	22
Number of structures where the condition of primary components is rated as good to very good, requiring	Total Number															
1	2															
#	#															
3	7															
11	15															
Subtotal	22															
	<table border="1"> <thead> <tr> <th>Column 1</th> <th>Column 2</th> <th>Column 3</th> <th>Description 4</th> </tr> <tr> <th>#</th> <th>#</th> <th>#</th> <th>LIST</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>2021 - detailed bridge and culvert</td> </tr> </tbody> </table>				Column 1	Column 2	Column 3	Description 4	#	#	#	LIST				2021 - detailed bridge and culvert
Column 1	Column 2	Column 3	Description 4													
#	#	#	LIST													
			2021 - detailed bridge and culvert													
	Rating Of Bridges And Culverts															
1765	Bridges															
1766	Culverts															
1767																
1768	Have all bridges and culverts in the municipal system been rated?															
1769	Indicate the rating system used and the year the rating was conducted.															
12. Environmental Services																
1810	Wastewater Main Backups: Total number of backed up wastewater mains															
1815	Wastewater Collection / Conveyance: Total KM of Wastewater Mains.															
1820	Wastewater Treatment and Disposal : Total Megalitres of Wastewater Treated															
1825	Wastewater Bypasses Treatment: Estimated megalitres of untreated wastewater.															
1835	Urban Storm Water Management : Total KM of Urban Drainage System plus (0.005 KM times No. of Catch basins)															
1840	Rural Storm Water Management: Total KM of Rural Drainage System plus (0.005 KM times No. of Catch basins) .															
	10															
1845	Water Treatment: Total Megalitres of Drinking Water Treated.															
1850	Water Main Breaks: Number of water main breaks in a year															
1855	Water Distribution/Transmission: Total kilometres of Water Distribution / Transmission Pipe.															
1860	Solid Waste Collection: Total tonnes collected from all property classes.															
1865	Solid Waste Disposal: Total tonnes disposed of from all property classes.															
1870	Waste Diversion: Total tonnes diverted from all property classes.															
13. Recreation Services																
1910	Trails: Total kilometres of trails (owned by municipality and third parties) .															
1920	Indoor recreation facility space: Square metres of indoor recreation facilities (municipally owned) .															
1930	Outdoor recreation facility space: Square metres of outdoor recreation facility space (municipally owned) .															
	34			1,458												
				200,678												
14. Other Revenue (Used for the calculation of Operating Cost)																
2310	Fire Services: Other revenue.															
2320	Paved Roads: Other revenue.															
2330	Solid Waste Disposal: Other revenue.															
2340	Waste Diversion: Other Revenue															
	1			\$												
2370	Assessment on Exempt Properties (Enter data from returned roll)															
				138,766,798												

FIR2023: Puslinch Tp

Asmt Code: 2301
MAH Code: 75612

Schedule 80
STATISTICAL INFORMATION
for the year ended December 31, 2023

9. Building Permit Information (Performance Measures)

- 1300 What method does your municipality use to determine total construction value?
- 1302 If "Other Method" is selected in line 1300, please describe the method used to determine total construction value.

Column 1 #	Column 2 #	Column 3 #	Description 4 LIST
			Applicant's Declared Value

Total Value of Construction Activity

1304 Total Value of Construction Activity for 2023 based on permits issued.

1	\$
150,005,333	

Review of Complete Building Permit Applications:

Median number of working days to review a complete building permit application and issue a permit or not issue a permit, and provide all reasons for refusal (by Category):

- 1306 **Category 1 : Houses** (houses not exceeding 3 storeys / 600 square metres)
Reference : provincial standard is 10 working days
- 1308 **Category 2 : Small Buildings** (small commercial/industrial not exceeding 3 storeys / 600 square metres)
Reference : provincial standard is 15 working days
- 1310 **Category 3 : Large Buildings** (large residential / commercial / industrial / institutional)
Reference : provincial standard is 20 working days
- 1312 **Category 4 : Complex Buildings** (post disaster buildings, including hospitals, power / water, fire / police / EMS, communications)
Note : If no complete applications were submitted and accepted for a Category on lines 1306 to 1312, please leave the cell blank and do not enter zero.

Median Number of Working Days	1#
	10

	15
--	----

	20
--	----

--	--

Number of Complete Applications 1 #	Number of Incomplete Applications 2 #	Total Number of Complete and Incomplete Applications 3 #
165	2	167
24	1	25
10		10
		0
Subtotal	3	202

Number Of Building Permit Applications

- 1314 **Category 1 : Houses** (houses not exceeding 3 storeys / 600 square metres)
- 1316 **Category 2 : Small Buildings** (small commercial/industrial not exceeding 3 storeys / 600 square metres)
- 1318 **Category 3 : Large Buildings** (large residential / commercial / industrial / institutional)
- 1320 **Category 4 : Complex Buildings** (post disaster buildings, including hospitals, power / water, fire / police / EMS), communications
- 1322

Note: Zero should be entered on lines 1314 to 1320 in column 1 if no complete applications were submitted and accepted for a category. Zero should be entered in column 2 if no incomplete applications were submitted and accepted for a category.

10. Planning and Development

Land Use Planning (using building permit information)

- 1350 Number of residential units in new detached houses
- 1352 Number of residential units in new semi-detached houses
- 1354 Number of residential units in new row houses
- 1356 Number of residential units in new apartments / condo apartments
- 1358

Residential Units within Settlement Areas 1 #	Total Residential Units 2 #	Total Secondary Units 3 #
	11	
Subtotal	11	0

Land Designated for Agricultural Purposes

1370 Hectares of land designated for agricultural purposes in the Official Plan as of December 31, 2023

Hectares	1 #
	20,607

11. Transportation Services

- 1710 **Roads:** Total Paved Lane Km
- 1720 **Condition of Roads:** Number of paved lane kilometres where the condition is rated as good to very good.

1	#
262	
151	

Column	Column	Column	Description
--------	--------	--------	-------------

FIR2023: Puslinch Tp

Asmt Code: 2301

MAH Code: 75612

**Schedule 80
STATISTICAL INFORMATION**

for the year ended December 31, 2023

	1 #	2 #	3 #	4 LIST																		
1722	Has the entire municipal road system been rated?																					
1725	Indicate the rating system used and the year the rating was conducted																					
				2023 - Roads Management Plan																		
1730	Roads: Total Unpaved Lane Km																					
	120																					
1740	Winter Control: Total Lane Km maintained in winter																					
	382																					
1750	Transit: Total Number of Regular Service Passenger Trips on Conventional Transit in Service Area.																					
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	Total Number																					
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#	#	#																				
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Column 1	Column 2	Column 3	Description 4																			
#	#	#	LIST																			
			2023 - Bridge and Culvert Inspections																			
1768	Have all bridges and culverts in the municipal system been rated?																					
1769	Indicate the rating system used and the year the rating was conducted.																					
12. Environmental Services	1																					
	#																					
1810	Wastewater Main Backups: Total number of backed up wastewater mains																					
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	\$																					
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2320	Paved Roads: Other revenue.																					
2330	Solid Waste Disposal: Other revenue.																					
2340	Waste Diversion: Other Revenue																					
2370	Assessment on Exempt Properties (Enter data from returned roll)																					
	128,176,000																					



REPORT COR-2026-001

TO: Mayor and Members of Council

PREPARED BY: Monika Farncombe, Planning & Corporate Services Coordinator

PRESENTED BY: Justine Brotherston, Director of Corporate Services/Municipal Clerk

MEETING DATE: January 21, 2026

SUBJECT: Zoning By-law Amendment Application (D14/CBM)(Safarik Pit)
4275 Concession 7
Request for Council to deem the application complete

RECOMMENDATION

That report COR-2026-001 entitled Request for Council to deem Zoning By-law Amendment Application Complete – D14-(CBM)(Safarik Pit) be received for information; and

Whereas the Township's subconsultants have reviewed the Zoning By-law Amendment Application (application) and have raised no concerns regarding deeming the application complete, confirming that all required studies have been provided; and

Whereas the Township acknowledges that deeming the application complete does not imply any judgment or position on the merits of the application; and

Whereas the application is still undergoing ongoing review, including public consultation and further detailed analysis, with a formal position on the matter to be presented following the completion of these processes; and

Whereas the Township expects that all concerns raised by its professional consultants during the review process will be adequately addressed to the satisfaction of the Township;

Therefore Be It Resolved that Council deems the application D14/CBM (Safarik Pit) to be complete in accordance with the Planning Act; and

That Council acknowledges that the deeming of the application as complete is procedural and does not constitute a decision on the merits of the application, which will be determined following the full review process, including public consultation and the final analysis of all relevant information; and

That Council expects the applicant to adequately address concerns raised by the Township's professional consultants in accordance with the Planning Act and Township's policies and standards and,

That staff be directed to proceed with notice in accordance with Section 3 and Section 5 of O. Reg. 545/06 of the Planning Act, 1990.

Purpose

The purpose of this report is to:

1. Advise Council of the application for a Zoning By-law Amendment for the property described as Part Lot 29, Concession 7; Township of Puslinch, (the "Subject Lands"). The proposed Zoning By-law Amendment is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, to rezone the lands from an Agriculture (A) and Natural Environment (NE) to Extractive (EXI) and Natural Environment (NE).
2. Obtain confirmation from Council that the application can be deemed to be complete and provide notice in accordance with Section 3 and Section 5 of O. Reg. 545/06 of the *Planning Act, 1990*.

Background

Application

The proposed Zoning By-law Amendment Application is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, to rezoning the lands municipally referred to as 4275 Concession 7 also known as the proposed Safarik Pit from an Agriculture (A) and Natural Environment (NE) to Extractive (EXI) and Natural Environment (NE).

The application required one submission in order to determine that all required documents and studies to support the application have been received.

Township staff and consultants will begin a fulsome review of the application based on the application merits once the application has been deemed complete by Council.

Consultation:**1. Process to Deem Application Complete****Comments**

The Zoning By-law Amendment Application was submitted to the Township on December 1, 2025, and the prescribed fee was paid on December 5, 2025. There was one submission in order to determine that all required documents and studies to support the application had been received. There is a thirty (30) day timeline to review applications for completeness in accordance with the Act.

The following reports and plans were submitted with the Zoning By-law Amendment application:

1st Submission – December 1, 2025:

- Cover Letter – MHBC – November 27, 2025
- Planning Justification Report – MHBC - November 2025
- Plan of Survey – Delph and Jenkins North Ltd – February 17, 2023
- Existing Features Plan – MHBC – November 2025
- Noise Assessment Report – WSP Canada Inc – November 2025
- Natural Environment Report – WSP Canada Inc – September 28, 2025
- Cultural Heritage Report – WSP Canada Inc – July 18, 2025
- Heritage Impact Assessment – WSP Canada Inc – October 15, 2025
- Best Management Practices Plan for Control of Fugitive Dust – WSP Canada Inc – October 2025
- Maximum Predicted Water Table Report – WSP Canada Inc – October 2, 2025
- Level One and Two Water Report – WSP Canada Inc – October 10, 2025
- Stage 1 and 2 Archaeological Assessment – WSP Canada Inc – September 25, 2025
- Source Water Protection Screening Form – November 24, 2025
- Parcel Register – Service Ontario – October 15, 2024
- Confirmation of Ownership – November 6, 2025

Recommendation

Staff recommend that Council deem the application to be complete at this time as the Township's staff and consultants have determined that all the required documents and studies have been

provided for the application. The applicant has paid the required fee to the Township and is responsible for paying all third-party costs.

Should Council deem the application to be complete, the timelines in the *Planning Act* stipulate 90 days to process the application. The Township continues to process applications as close to the stipulated timelines as practical. The legislation sets out the following process to be completed:

- Circulate the statutory notice to properties within a 120 metre buffer, in addition to all required agencies;
- Peer review all submitted materials to the satisfaction of the Township;
- Present the application to the Township Planning and Development Advisory Committee for comments (February 10, 2026);
- Schedule and conduct at least one public meeting (March 4, 2026);
- Advertise the complete application and public meeting in the Wellington Advertiser in accordance with statutory notice requirements and installing physical signage on the property; and
- Provide Council with a planning recommendation report and proposed by-law (Date to be determined).

Financial Implications

As outlined throughout the report.

Applicable Legislation and Requirements

County of Wellington Official Plan
 Township of Puslinch Zoning By-law 2018-023
Planning Act, R.S.O. 1990, as amended

Attachments

Schedule “A” – Key Map

Respectfully submitted,

Reviewed by:

Monika Farncombe
Planning & Corporate Services
Coordinator

Justine Brotherston
Director of Corporate Services/
Municipal Clerk

Schedule "A"

KEY MAP





REPORT COR-2026-002

TO: Mayor and Members of Council

PREPARED BY: Justine Brotherston, Director of Corporate Services/Municipal Clerk

PRESENTED BY: Justine Brotherston, Director of Corporate Services/Municipal Clerk

MEETING DATE: January 21, 2026

SUBJECT: WDD Main St. Recommended Amended to Draft Plan Conditions
WDD Main St. Inc.
Part Lot 31, Concession 8

RECOMMENDATION

That Report COR-2026-002 entitled WDD Main St. Recommended Amended to Draft Plan Conditions be received for information; and,

That Council approve the amended Draft Plan conditions as [presented/amended] in Attachment 2 of Schedule A.

Purpose

The purpose of this report is to advise Council of proposed amendments to the Draft Plan conditions of the Draft Plan of Subdivision Application that were endorsed by Council at its June 18, 2025 Council Meeting and to seek Council's endorsement of the proposed amendments.

Background

Council, at its meeting on June 18, 2025 approved the Zoning By-law Amendment and endorsed the Draft Plan conditions of the Draft Plan of Subdivision application. This concluded the *Planning Act* application process for the Zoning By-law Amendment which was completed as follows:

- The application was deemed complete by Council on January 22, 2025;
- The application was presented to the Township Planning and Development Advisory Committee for comments on January 14, 2025;

- The public notices were circulated to properties within a 120 metre buffer including Badenoch Street and Queen Street to the corner of Badenoch, in addition to all required agencies on January 31, 2025;
- The statutory public meeting notice was published in the Wellington Advertiser on February 6, 2025 as required by the Planning Act to notify those who did not receive direct mailing notice. The property owner also installed the required signage on the subject lands;
- Additionally, the Township includes notice on the Township website under 'Public Notices' and on the Township's Active Planning Application page;
- The Public Information Meeting was held on March 5, 2025;
- The notice of second public information meeting was circulated to properties within a 120 metre buffer including Badenoch Street and Queen Street to the corner of Badenoch on March 27, 2025;
- The second Public Information Meeting notice was published in Wellington Advertiser on March 27, 2025, to notify those who did not receive a direct mailing notice;
- A report seeking direction regarding outstanding items was brought for Council's consideration at the April 16, 2025 Council meeting and addressed questions from the March 5, 2025 Public Information Meeting;
- The second Public Information Meeting was held on April 16, 2025;
- A report seeking direction regarding outstanding items was brought for Council's consideration to the May 7, 2025 Council meeting and addressed additional questions from the April 16, 2025 Public Information Meeting.
- Council approved the Zoning By-law Amendment and endorsed the Draft Plan of Subdivision Conditions on June 18, 2025.

Comments

Since the approval of the Zoning By-law Amendment and endorsement of conditions for the Draft Plan of Subdivision discussion regarding the Draft Plan conditions has taken place between the Applicant, the County of Wellington and the Township. As a result of these discussions staff are recommending amendments to the Draft Plan conditions as outlined in Schedule A.

Financial Implications

The financial implications are as detailed throughout the report.

Applicable Legislation and Requirements

County of Wellington Official Plan
Township of Puslinch Zoning By-law 2018-023

Planning Act, R.S.O. 1990, as amended

Attachments

Schedule "A" - WDD Main St. Township Planning Consultant Report recommended amendments to Draft Plan conditions

Respectfully submitted,

Reviewed by:

**Justine Brotherston,
Director of Corporate
Services/Municipal Clerk**

**Courtenay Hoytfox,
CAO**



Update Report for the Township of Puslinch
Prepared by NPG Planning Solutions Inc.

To: Courtenay Hoytfox, CAO
Township of Puslinch

From: Jeremy Tran, Manager, Urban Design & Development Planning
NPG Planning Solutions Inc.

Subject: WDD Main St Inc. (Main St)
Updated Draft Plan Conditions Report
Draft Plan of Subdivision Application 23T-23002
PUSLINCH CON 8 PT LOT 31

Meeting Date: January 21st, 2026

Attachments: 1 – Conditions of Draft Plan of Subdivision Approval endorsed by
Council
2 – Revised Conditions of Draft Plan of Subdivision Approval

SUMMARY

Council had previously approved Zoning By-law Amendment Application D14-WDD and recommended the County of Wellington Council to approve Draft Plan of Subdivision Application 23T-23002 along with conditions as outlined in **Attachment 1** for the lands legally described as Part Lot 31, Concession 8 in the Township of Puslinch.

The purpose of this Report is to provide Council with an update of recent proposed modifications of the draft conditions and to seek Council's endorsement of the updated conditions as outlined in **Attachment 2**.

RECOMMENDATIONS



NPG Planning Solutions
Niagara Falls | Hamilton | Toronto | Kingston
npgsolutions.ca

(905) 321 6743
info@npgsolutions.ca

It is respectfully recommended:

1. That Council recommends to the County of Wellington that the proposed Draft Plan of Subdivision application 23T-23002 be granted draft approval, subject to the Township's Conditions of Draft Plan of Subdivision Approval as generally outlined in **Attachment 2** of this report.

BACKGROUND

Following Council's approval of the Zoning By-law Amendment application and endorsement of the Draft Plan of Subdivision application, discussion of the Draft Plan conditions has taken place between the Applicant, the County of Wellington staff and the Township staff to address several issues to ensure the conditions are comprehensive. An analysis of the proposed modifications and their rationale is provided in the next section of this Report.

PROPOSED MODIFICATIONS TO CONDITIONS OF DRAFT PLAN APPROVAL

Table 1 below summarizes the recommended modifications to the Township's conditions of Draft Plan Approval and their corresponding rationale.

Overall, the proposed modifications address editorial and administrative changes and provide more clarity and flexibility for the owner in fulfilling conditions. The additional condition is necessary to outline clear requirements for the owner in terms of improvement responsibilities with respect to the unimproved portions of Main Street and Back Street (Ochs Street). The added condition has been drafted with inputs from Township staff and solicitor. The owner has indicated they have no issues with all proposed modifications.

Table 1: Summary of Changes to Township’s Conditions of Draft Plan Approval

Condition #	Modified Condition	Discussion
3	<p>THAT the Owner's surveyor provides to the County of Wellington and the Township of Puslinch a copy of the deposited Reference Plan submitted to the Land Registry/Titles Office for Wellington (No. 61) for “First Registration Under the Land Titles Act, R.S.O. 1990, c.L.5”. The Owner shall pay all costs for preparation and registration of reference plan(s).</p>	<p>The County of Wellington typically includes a condition requiring the submission of the same to the County. Accordingly, the proposed deletion is to eliminate redundancy with the County’s condition.</p>
29	<p>THAT the Owner agrees to complete the grading and retaining wall construction on the unopened road allowance immediately north of Street ‘A’ during the reconstruction of Back Street (Ochs Street) and to contact the property owners of 40 Badenoch Street, 24 Back Street and 7501 Wellington Road 36 prior to carrying out the work and THAT the design of the design of the grading and retaining wall be reviewed and approved by the Township.</p>	<p>Editorial change.</p>
47	<p>THAT the Subdivision Agreement between the Owner and the Township of Puslinch include the following clauses:</p> <p>f. That the Owner provides the Township with a Letter of Credit security in the form of an unconditional irrevocable Letter of Credit, cash, certified cheque or</p>	<p>The Applicant had requested that more forms of payment be permitted to fulfill this condition in addition to Letter of Credit. The Township typically accepts security in the form of an unconditional irrevocable Letter of Credit, cash, certified cheque or bank draft. As such this has</p>

Condition #	Modified Condition	Discussion
	<p>bank draft, in a form and amount satisfactory to the Township, to secure the full cost of all required works associated with the conversion of Back Street into a one-way operation. The Letter of Credit All forms of security shall remain in effect for a minimum period of three (3) years following the date of registration of the subdivision.</p>	<p>been reflected in the updated condition and accepted by the Applicant.</p>
50	<p>THAT the Owner evaluates all wetlands to be retained within the subject lands using Conservation Halton’s Guidelines for Wetland Water Balance Assessments (June 2024) to ensure that there are no hydrologic impacts to the wetlands and design mitigation measures as required.</p>	<p>The Applicant proposed to modify the condition on the basis that “all wetlands” was too vague. The proposed modification has been accepted by Conservation Halton.</p>
51 (NEW)	<p>That the Subdivision Agreement entered into between the owner and the Township of Puslinch shall incorporate the following provisions:</p> <p>a. The Owner acknowledges and agrees that:</p> <ol style="list-style-type: none"> i. Approximately 70 feet of Main Street adjacent to and in the vicinity of Lot 1 on the draft plan of subdivision (the “Unimproved Portion”) is neither improved nor maintained by the Township at this time and that the Township has lawfully restricted access by motor vehicles over the Unimproved Portion; ii. The Township has no plan or obligation to 	<p>This new condition is proposed following discussion with the Township staff with inputs from the Township’s Solicitor and Public Works department to address the following:</p> <p><u>Main Street</u></p> <ul style="list-style-type: none"> • Lot 1 is immediately adjacent to an unimproved portion of Main Street. This portion will only serve Lot 1 of the proposed subdivision and does not affect any neighbouring properties. • The condition outlines the owner’s

Condition #	Modified Condition	Discussion
	<p>improve the Unimproved Portion of Main Street;</p> <p>iii. The only lands that will be benefitted by an extension of the Unimproved Portion of Main Street are the Lot 1;</p> <p>iv. The Owner shall be required to improve the Unimproved Portion of Main Street, at the Owner's sole cost, as follows:</p> <p style="padding-left: 40px;">a. That the roadway be constructed at the at the current width of 5.35 metres, that a no exit sign be placed at Main St and the Old Morrison Park driveway entrance and that the pavement design meets residential-local requirements as shown on Drawing STD-102 of the Township's Municipal Development Standards, i.e., 35mm HL3, 60mm HL 4, 150mm Gran A and 300mm Gran B, with such work having been inspected by the Township's Director of Public Works and found to be acceptable in the Director's sole and unfettered discretion;</p> <p style="padding-left: 40px;">b. Prior to undertaking or commencing any works on the Unimproved Portion of Main Street, the Owner shall be</p>	<p>responsibilities as well as improvement requirements and specifications for the unimproved portion of Main Street.</p> <ul style="list-style-type: none"> • A 0.3-metre (one foot) reserve block between the unimproved portion of Main Street and Lot 1 is required to be dedicated to the Township to ensure improvements are satisfactorily carried out. • The owner is also required to notify future owner of Lot 1 of the above requirements.

Condition #	Modified Condition	Discussion
	<p>required to enter into an External Works Agreement with the Township in its usual form and the Owner shall comply with all conditions and requirements thereunder, including as to the placement of insurance and the posting of financial securities; and</p> <ul style="list-style-type: none"> c. The Owner will not call for a building permit (and will have no entitlement to call for a building permit) in respect of Lot 1 until the foregoing requirements relating to the Unimproved Portion of Main Street have been fully satisfied. v. The draft plan of subdivision will incorporate a 0.3 meter reserve block between the Unimproved Portion of Main Street and Lot 1 that shall be dedicated to the Township upon plan registration. The Township will not dedicate or open the reserve block as a public road forming part of Main Street, nor will the Township permit motor vehicle access to or egress from Lot 1 over the Unimproved Portion of Main Street until all of the foregoing requirements have been satisfied by the Owner. vi. The Owner shall not sell, transfer, or otherwise convey any interest in Lot 1 	

Condition #	Modified Condition	Discussion
	<p>without advising any future owner of Lot 1 of the foregoing requirements. Any offer of purchase and sale or other agreement relating to Lot 1 shall incorporate the following warning clause:</p> <p>“Purchasers are advised that approximately 70 feet of Main Street adjacent to and in the vicinity of Lot 1 on the draft plan of subdivision (the “Unimproved Portion”) is neither improved nor maintained by the Township at this time and that the Township has lawfully restricted access by motor vehicles over the Unimproved Portion. The Township will not dedicate or open the reserve block adjacent to Lot 1 as a public road forming part of Main Street, nor will the Township permit motor vehicle access to or egress from Lot 1 over the Unimproved Portion of Main Street until such time as the Unimproved Portion of Main Street has been improved to the Township’s specifications (at no cost to the Township) in accordance with the terms of the Subdivision Agreement.”</p>	

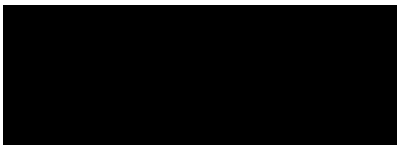
Condition #	Modified Condition	Discussion
	<p>vii. The draft plan of subdivision will incorporate a 0.3-meter reserve block between the unimproved portion of Back Street (Ochs Street) and the subject lands that shall be dedicated to the Township upon plan registration. The Township will not dedicate or open the reserve block as a public road forming part of Back Street (Ochs Street), nor will the Township permit motor vehicle access to or egress from the subject lands over the unimproved portion of Back Street (Ochs Street) until the construction of the unimproved portion of Back Street (Ochs Street), including the grading and retaining wall construction, has been satisfied by the Owner.</p> <p>viii. The Owner agrees to improve the unimproved portion of Back Street (Ochs Street), at the Owner's sole cost, and that the improvements meet the Township's Typical Urban Cross-Section in the Municipal Development Standards (Drawing STD-102) and that the pavement design meets the residential-local requirements as shown on Drawing STD-102 in the Municipal Development Standards, with such work having been inspected by the Township's Director of Public Works and</p>	<p><u>Back Street (Ochs Street)</u></p> <ul style="list-style-type: none"> • Street "A" is adjacent to an unimproved portion of Back Street (Ochs Street). • There are existing conditions that require the owner to contact neighbouring landowners, to have the design of the grading and the retaining wall to be reviewed and approved by the Township and to hold a public meeting to discuss the redesign of Back Street (Ochs Street). These conditions remain unchanged. • The proposed condition describes the Township's standard engineering specifications for the unimproved portion of Back Street (Ochs Street) to be consistent with the condition added for Main Street. • A 0.3-metre (one foot) reserve block between the unimproved portion of Back Street (Och Streets) and the subdivision is required to be dedicated to the Township to ensure improvements are satisfactorily carried out.

Condition #	Modified Condition	Discussion
	found to be acceptable in the Director's sole and unfettered discretion.	

CONCLUSION

It is recommended that the Draft Plan of Subdivision be endorsed, subject to the conditions outlined in **Attachment 2**.

Respectfully Submitted,



Jeremy Tran, RPP, MCIP
Manager, Urban Design & Development Planning
NPG Planning Solutions Inc.

DRAFT CONDITIONS OF DRAFT PLAN APPROVAL (23T-23002)

General

1. THAT the owner shall enter into a Subdivision Agreement with the Township of Puslinch or any other necessary agreements executed by the Owner, the Township and the County or any other appropriate authority prior to any development within the plan to satisfy all financial, legal and engineering matters including land dedications, grading, easements, fencing, landscaping, provision of roads, stormwater management facilities, installation of municipal services, securities, parkland and cash contributions, and other matters of the Township and the County respecting the development of these lands in accordance with the latest standards, including the payment of Township and County development charges in accordance with their applicable Development Charges By-laws.
2. THAT prior to the registration of the plan of subdivision, the Owner obtains final approval for a Zoning By-law Amendment passed under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, providing land use regulations for the development of the subject lands in accordance with the draft plan of subdivision.
3. THAT the Owner's surveyor provides to the County of Wellington and the Township of Puslinch a copy of the deposited Reference Plan submitted to the Land Registry/Titles Office for Wellington (No. 61) for "First Registration Under the Land Titles Act, R.S.O. 1990, c.L.5". The Owner shall pay all costs for preparation and registration of reference plan(s).
4. THAT the Owner identifies and dedicates to the Township, gratuitously and free and clear of any mortgages, liens, and encumbrances, the block containing the stormwater management facility and the natural environment features (Block 22 in Appendix 1). The Owner shall prepare all documents to convey the lands in fee simple and easement interests to the Township for nominal consideration, and at no cost to the Township, such lands to be free and clear of all physical and title encumbrances, to the satisfaction of the Township.

Landscaping & Ecology

5. THAT the Owner agrees to submit a detailed Landscape Plan, prepared by a certified landscape architect, to the Township's satisfaction. The Landscape Plan shall:
 - a. Address, but not limited to, the proposed type of plants and fencing, the number and location of plantings for Block 22 (as shown in Appendix 1);
 - b. Provide details, including materials and height, of the fence along the easterly and southerly lot lines of the Old Morriston Park;
 - c. Detail the measures to be implemented for the protection of natural heritage areas, in consultation with Conservation Halton. The Landscape Plan shall provide details regarding vegetative enhancements of the storm water drainage system and natural area buffers around the adjacent deciduous wetland and the reconfigured farm pond. This shall be consistent with the Restoration/Habitat Enhancement Plan.

Attachment 1 – Conditions of Draft Plan of Subdivision endorsed by Council

- d. Native trees and shrub species shall be incorporated into future landscape plans where possible.
6. THAT the Owner agrees to submit a Revised Arborist Report and Tree Protection Plan to the satisfaction of the Township, that addresses the following matters:
 - a. The updated Tree Protection Plan should identify the tree protection zone of trees to be retained, which should be established using a suitable method consistent with arboricultural best practices (i.e., Dripline + 1m, ISA diameter-based calculation method, etc.). The tree protection zone for all trees to be retained, including boundary trees, should be visually identified in relation to the required grading works and other construction impacts in order to effectively demonstrate how trees will be protected from development impacts;
 - b. Any injury or removal of a boundary tree will require the written permission of each respective landowner prior to its removal. This is a requirement of the provincial *Forestry Act* (1990), and should be completed prior to any tree removal activity being initiated;
 - c. The revised submission should include all mitigation measures prescribed within the previous 2024 Tree Protection Plan under “Summary and Recommendations”; and
 - d. Compensation for trees removed from the subject property shall be provided at the 2:1 replacement rate at the minimum, or in a manner that is acceptable to the Township.
 7. THAT the Owner agrees to submit a Restoration/Habitat Enhancement Plan, to the Township’s satisfaction to address the following:
 - a. This plan should include specific details of the proposed restoration/habitat enhancement works to be completed within the woodland and wetland buffer areas that have been prescribed within the 2024 Environmental Impact Study prepared by Colville Consulting Inc., as well as a monitoring program to evaluate the success of the proposed restoration effort; and
 - b. This plan should also include relevant restoration details such as the species, location, size, and quantity of plantings. It is recommended that this plan also include details of a monitoring program and survivorship thresholds to be achieved through the restoration works.
 - c. The buffer enhancement plan needs to outline works to enhance buffers adjacent to the woodland and wetland and complement these features. Monitoring of plantings and enhancement should be incorporated into this plan.
 - d. This plan should provide an appropriate duration of monitoring to determine the effectiveness of the buffer enhancement and identify steps to be taken in the event the buffer enhancement is considered ineffective after the monitoring period.
 8. THAT the Owner agrees to the following requirements in the subdivision agreement:

Attachment 1 – Conditions of Draft Plan of Subdivision endorsed by Council

- a. That the Owner shall, at their own expense, implement the Landscape Plan, the Arborist Report and Tree Protection Plan, the Restoration/Habitat Enhancement Plan and monitoring to the satisfaction of the Township;
- b. That any required vegetation removal shall be conducted in a manner to avoid impacts to nesting birds that may be utilizing habitats on the property. The breeding bird period for this area is generally March 15 to August 31. A survey for active bird nests shall be conducted prior to any vegetation removal or site alteration planned to occur during this window;
- c. That the Owner agrees that any grading or filling to be conducted on the Subject Property shall be designed where possible to maintain existing overland flow patterns to help avoid hydrological and sedimentation impacts to the woodland and wetland;
- d. That the Owner agrees that any exclusion fencing shall be installed no less than 1m from the drip-line of trees to be retained in the Significant Woodland to ensure roots are not compacted or injured;
- e. That the Owner agrees that appropriate sediment and erosion controls shall be installed prior to any grading, construction or site alteration works on the Subject Property to prevent sediment transfer to the wetland and watercourse features; and
- f. That the Owner agrees that any silt fences shall be properly embedded (as per Ontario Provincial Standard Specification 805) into the ground to reduce any offsite movement of silt.

Parkland

9. THAT the Owner shall pay the Township cash in-lieu of parkland dedication for the value of the lands otherwise required to be conveyed to the Township. The owner shall retain an independent accredited real estate appraiser to provide an opinion of value, conducted to the satisfaction of the Township, with all costs associated with the appraisal to be borne by the Owner. The value of the land shall be determined subject to Section 42 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and in accordance with the Township of Puslinch's prevailing by-law regulating payment of cash-in lieu of parkland.

Hydrogeology

10. THAT the Owner agrees to provide documentation, to the Township's satisfaction, of the existing adjacent wells (dug or drilled) and septic systems along Lots 1, 2 and 14 (as shown in Appendix 1) to ensure that the new lots do not impact existing septic systems and wells.
11. THAT the Owner agrees to submit an updated Hydrogeological Assessment, addressing all hydrogeological technical review comments, to the satisfaction of the Township.
12. THAT the Owner agrees to the following requirements in the subdivision agreement:

Attachment 1 – Conditions of Draft Plan of Subdivision endorsed by Council

- a. That supply wells to be installed in either in the lower bedrock aquifer (Gasport Formation) or in the upper bedrock aquifer (Guelph Formation) where low permeability overburden deposits (hydraulic conductivity less than 10⁻⁵ cm/sec) are identified with a thickness of at least 10 m;
- b. That the wells installed in the lower bedrock aquifer must be cased and sealed into the lower unit and that multiaquifer wells (i.e., wells that are constructed with a screen or open hole extending through both the upper and lower bedrock aquifers) are not permitted;
- c. That the Water quality within supply wells must meet the Ontario Drinking Water Quality Standards (ODWS) Maximum Acceptable Concentrations (MAC) for total coliforms, E. coli, nitrate and nitrite;
- d. That Advanced tertiary treatment (15 mg/L nitrate) is required for all septic systems, except that Lots 1 and Lot 12 may be permitted to have standard tertiary treatment (20 mg/L nitrate) systems, subject to an updated hydrogeological report and approval by the Township.
- e. That the Purchase and Sale Agreements inform purchasers that they must comply with maintenance requirements for private septic systems with advanced tertiary treatment.

Engineering

13. THAT the Owner agrees to submit an Assessment of Potential Stormwater Management Outfall Impacts, to the satisfaction of the Township, which shall include:
 - a. A detailed assessment of stormwater management outfall impacts on the adjacent Significant Woodland, informed by detailed design, to determine mitigative options and identify necessary adaptive management activities in order to ensure there are no negative impacts to the retained woodland; and,
 - b. The preparation of a future monitoring program to evaluate downstream impacts from the stormwater outfall, including potential impacts on tree health and the stability of soils within the outfall area. This plan should include the prescribed frequency of monitoring, a description of the assessments that will be completed, and mortality thresholds that will trigger the requirement to plant replacement trees within this area.
14. THAT the subdivision agreement shall contain wording, to the Township's satisfaction, requiring that the Purchase and Sale Agreements for Lot 15 and Lot 19 (as shown in Appendix 1) inform the purchasers of the presence of a berm located along the westerly lot lines, which serve to prevent stormwater runoff from the park. This condition shall not apply if the berm is no longer proposed.
15. THAT the Owner agrees to conduct a Wetland Water Balance Assessment to demonstrate that the quantity and quality of water directed to adjacent hydrological features will not be negatively impacted in the post-development scenario.

Attachment 1 – Conditions of Draft Plan of Subdivision endorsed by Council

16. THAT the Owner agrees to satisfy all the requirements, financial and otherwise, of the Township of Puslinch concerning the provision and construction, where required, of roads, sidewalks, secondary emergency access, stormwater drainage systems, street signs, fencing, landscaping, underground fire reservoir, street lighting and other services for the proper and orderly development of the subject lands.
17. THAT the subdivision agreement shall contain wording, to the Township's satisfaction, requiring that the Purchase and Sale Agreements inform the purchasers that a levy may be imposed on the future owners of the residential lots for the maintenance costs for stormwater drainage, stormwater management facility and fire protection infrastructure.
18. THAT the Owner shall construct fire protection facilities to the satisfaction of the Township of Puslinch, in accordance with the requirements of the Fire Department.
19. THAT the Owner shall submit to the Township for review and approval, a drawing demonstrating that the proposed parking areas and driveways of the residential lots can be provided outside of all catchment areas that do not have quality control.
20. THAT prior to any grading or construction on the site, and prior to registration of the plan, the Owner agrees to submit the following plans and reports to the satisfaction of the Township of Puslinch in consultation with Conservation Halton:
 - a. A final detailed stormwater management report and plans in accordance with the C.F. Crozier & Associates Inc. Functional Servicing and Preliminary Stormwater Management Report (dated December 2024), and with the 2003 Ministry of the Environment Report entitled 'Stormwater Management Practices Planning and Design Manual'.
 - b. An erosion and sedimentation control plan in accordance with Conservation Halton's Guidelines for Sediment and Erosion Control, indicating the means whereby erosion will be minimized and sediment retained on site throughout all phases of grading and construction. The plan shall include a monitoring and maintenance program, and provision for the timely revegetation of the site.
 - c. A final detailed lot grading and drainage plan showing the limits of all grading, including existing and proposed grades, and information such as the tentative house locations, proposed top of foundation wall, minimum basement floor, the highest inferred groundwater elevations for each lot using the closest available monitoring well information, and tile field locations with their sizes and elevations complete with any other special features necessary to ensure adequacy of the tertiary septic system and drainage for each lot.
21. THAT the Owner shall grant easements as required for services, utilities, fire protection facilities, and drainage purposes to the appropriate authority.
22. THAT the Owner agrees to submit a Lighting Plan and Photometric Plan for street lighting to the satisfaction of the Township of Puslinch.
23. THAT the Owner agrees to the following requirements in the subdivision agreement:

Attachment 1 – Conditions of Draft Plan of Subdivision endorsed by Council

- a. All lighting fixtures, including exterior lighting and street lighting, are certified under the DarkSky Approved Luminaires program or equivalent.
 - b. Any exterior lighting should be directed away from the significant woodland and wetland on and adjacent to the property where possible.
24. THAT the Owner agrees to submit a topographic survey of external lands, including the Township's Morrison Ball Park, should be completed to the satisfaction of the Township and subdivision grading plans should be updated to clearly show existing grades are adjacent lands, the top and bottom of berms, and ponding limits and the grading plans should demonstrate that all external lands draining towards to the proposed subdivision are conveyed to a suitable outlet.
25. THAT the Owner shall obtain an Environmental Compliance Approval for Stormwater Works prior to the assumption of the stormwater infrastructure by the Township of Puslinch, all stormwater infrastructure should be cleaned, and the Environmental Compliance Approval should be transferred to the Township of Puslinch.
26. THAT the Owner agrees to provide documentation, to the Township's satisfaction demonstrating that the quality of the existing fill and any imported fill meets the requirements for a residential development, in accordance with Ontario Regulation 406/19.

Road

27. THAT the Owner shall dedicate the road allowance, i.e. Street 'A' (as shown in Appendix 1), as a public highway gratuitously to the Township.
28. That the Owner be requested to meet with the owners of 40 Badenoch Street, 24 Back Street, and 7501 Wellington Road 36 to explain the details of the work adjacent to their respective properties and that any concerns that cannot be addressed by staff be brought to Council.
29. THAT the Owner agrees to complete the grading and retaining wall construction on the unopened road allowance immediately north of Street 'A' during the reconstruction of Back Street (Ochs Street) and to contact the property owners of 40 Badenoch Street, 24 Back Street and 7501 Wellington Road 36 prior to carrying out the work and THAT the design of the design of the grading and retaining wall be reviewed and approved by the Township.
30. THAT the Owner agrees that a Public Meeting will be held to review the details of the draft plan of subdivision which include details of Back Street (Ochs Street) redesign and the unopened road allowance immediately north of Street 'A', including the sight line distances for the Back Street (Ochs Street) connection. This Public meeting will be scheduled prior to the approval of the subdivision agreement to review the detailed design of Back Street (Ochs Street) in order to provide the public an additional opportunity to provide input.
31. THAT the Owner agrees to submit a topography survey of Badenoch Street and provide a plan and profile drawing showing to confirm the vertical sight lines, to the satisfaction of the Township and the County.

Ministry of Transportation

Attachment 1 – Conditions of Draft Plan of Subdivision endorsed by Council

32. THAT prior to final approval, the Owner shall submit to the Ministry of Transportation for review and approval, a copy of a Traffic Impact Study.
33. THAT prior to final approval, the Owner shall submit to the Ministry of Transportation for review and acceptance a stormwater management report along with grading/drainage plan.
34. THAT prior to final approval, the Owner shall submit to the Ministry of Transportation for review and approval a draft copy of the M-Plan for this subdivision.
35. THAT prior to final approval, the Owner shall provide the Ministry of Transportation for review and approval, the Conditions of Draft Plan Approval and Draft Subdivision Agreement to ensure our requirements have been incorporated.

Canada Post

36. THAT the Owner agrees to consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
37. THAT the Owner agrees to confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
38. THAT the Owner agrees to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
39. THAT the Owner agrees to communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy
40. THAT the subdivision agreement between the Owner and The Township of Puslinch shall contain provisions identifying that the Owner will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.
41. THAT the subdivision agreement shall contain wording, which is satisfactory to the Township of Puslinch, that all Purchase and Sale Agreements contain the following clauses to advise purchasers that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
42. THAT The Owner agrees to work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the roadways are in place in the remainder of the subdivision.

Attachment 1 – Conditions of Draft Plan of Subdivision endorsed by Council

Upper Grand District School Board

43. THAT the Education Development Charges shall be collected prior to the issuance of a building permit(s).
44. THAT the Owner shall agree to provide the Upper Grand District School Board with a digital file of the plan of subdivision in either ARC/INFO export or DWG format containing parcel fabric and street network.
45. THAT the Owner and the Upper Grand District School Board reach an agreement regarding the supply and erection of a sign (at the developer's expense and according to the Board's specifications) affixed to the permanent development sign advising prospective residents about schools in the area.
46. THAT the Owner shall agree in the subdivision agreement to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease:
 - a. "In order to limit liability, public school buses operated by the Service de transport de Wellington-Dufferin Student Transportation Services (STWDSTS), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up students, and potential busing students will be required to meet the bus at a congregated bus pick-up point."

Subdivision Agreement

47. THAT the Subdivision Agreement between the Owner and the Township of Puslinch include the following clauses:
 - a. Prior to the Township's assumption of Block 22 (as shown in Appendix 1), the Owner shall implement the approved Landscape Plan at the sole cost of the Owner, to the Township's satisfaction;
 - b. Prior to the Township's assumption of Block 22 (as shown in Appendix 1), the Owner shall be responsible for ongoing maintenance, repairs and replacements of all implemented landscape features;
 - c. Prior to the Township's assumption of Block 22 (as shown in Appendix 1), the Owner shall implement the required buffer enhancement and monitoring up to an appropriate time period as specified in the buffer enhancement plan;
 - d. Prior to the Township's assumption of Block 22 (as shown in Appendix 1), the Owner shall install fences, to the Township's satisfaction, along the shared lot lines between the residential lots and Block 22 (as shown in Appendix 1);
 - e. THAT the Owner install fences, to the Township's satisfaction, along the easterly and southerly lot lines of the Old Morriston Park.
 - f. THAT the Owner provides the Township with a Letter of Credit, in a form and amount satisfactory to the Township, to secure the full cost of all required works associated with the conversion of Back Street into a one-way operation. The Letter of Credit shall remain in effect for a minimum period of three (3) years following the date of registration of the subdivision.

Attachment 1 – Conditions of Draft Plan of Subdivision endorsed by Council

48. THAT the subdivision agreement shall contain wording, which is satisfactory to the Township of Puslinch, that Purchase and Sale Agreements contain the following clauses to advise purchasers:
- a. That there may be incompatible uses or features associated with the block containing the stormwater management facility and the natural environment features (Block 22 in Appendix 1);
 - b. That home businesses that involve the use, storage, or disposal of hazardous, flammable, volatile, or toxic chemicals are not permitted;
 - c. That no driveways or parking areas are permitted within catchment areas that do not have quality control and that the Purchase and Sale Agreements include a map showing the extent of such catchment areas; and
 - d. That purchasers are responsible for the perpetual maintenance and replacement of the fence, to the Township's satisfaction, along the shared lot lines between the residential lots and Block 23 (as shown in Appendix 1).
49. THAT the Owner agrees to the following requirements in the subdivision agreement:
- a. That all infrastructure works will be constructed to prevalent Township's standards.
 - b. That the Owner agrees to name the street to the satisfaction of the Township of Puslinch, such that the new street name shall not be a duplicate in spelling or phonetic sounding of street names elsewhere in the County of Wellington.
 - c. That the Owner agrees to grant to the Township any required easements for services or utilities, particularly drainage easements and earth berms as demonstrated in the Hydrogeological Report and Stormwater Management Report.
 - d. That the Owner agrees to provide sidewalks and street lighting in the subdivision to allow children to walk safely to a designated bus pick-up point.
 - e. That a streetscape plan illustrating the location of on-street parking, street trees, sidewalks, pavement markings, temporary and final community mailbox locations, hydrants, regulatory and no parking signs and street lighting is submitted to the Township for review and approval.
 - f. That monitoring program(s) to assess the performance and/or impacts of both the sewage treatment units and overall stormwater drainage system is submitted to the Township for review and approval. The monitoring program(s) must contain contingency provisions that will be implemented by the Owner in the event that the parameters set by the monitoring program(s) are exceeded.
 - g. That all submitted plans and supporting reports will be subject to a peer review at the Owner's cost.
 - h. That the Owner shall make satisfactory arrangements with the appropriate Hydro provider for the provision of permanent electrical services to the subdivision.

Attachment 1 – Conditions of Draft Plan of Subdivision endorsed by Council

- i. That the Owner shall make satisfactory arrangements with the appropriate telephone/telecommunications provider for the installation and delivery of permanent telephone/telecommunication services to the subdivision.

Conservation Halton

50. THAT the Owner evaluates all wetlands to be retained using Conservation Halton's Guidelines for Wetland Water Balance Assessments (June 2024) to ensure that there are no hydrologic impacts to the wetlands and design mitigation measures as required.

Attachment 1 – Conditions of Draft Plan of Subdivision endorsed by Council

DRAFT CONDITIONS OF DRAFT PLAN APPROVAL (23T-23002)

General

1. THAT the owner shall enter into a Subdivision Agreement with the Township of Puslinch or any other necessary agreements executed by the Owner, the Township and the County or any other appropriate authority prior to any development within the plan to satisfy all financial, legal and engineering matters including land dedications, grading, easements, fencing, landscaping, provision of roads, stormwater management facilities, installation of municipal services, securities, parkland and cash contributions, and other matters of the Township and the County respecting the development of these lands in accordance with the latest standards, including the payment of Township and County development charges in accordance with their applicable Development Charges By-laws.
2. THAT prior to the registration of the plan of subdivision, the Owner obtains final approval for a Zoning By-law Amendment passed under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, providing land use regulations for the development of the subject lands in accordance with the draft plan of subdivision.
3. THAT the Owner's surveyor provides to the Township of Puslinch a copy of the deposited Reference Plan submitted to the Land Registry/Titles Office for Wellington (No. 61) for "First Registration Under the Land Titles Act, R.S.O. 1990, c.L.5". The Owner shall pay all costs for preparation and registration of reference plan(s).
4. THAT the Owner identifies and dedicates to the Township, gratuitously and free and clear of any mortgages, liens, and encumbrances, the block containing the stormwater management facility and the natural environment features (Block 22 in Appendix 1). The Owner shall prepare all documents to convey the lands in fee simple and easement interests to the Township for nominal consideration, and at no cost to the Township, such lands to be free and clear of all physical and title encumbrances, to the satisfaction of the Township.

Landscaping & Ecology

5. THAT the Owner agrees to submit a detailed Landscape Plan, prepared by a certified landscape architect, to the Township's satisfaction. The Landscape Plan shall:
 - a. Address, but not limited to, the proposed type of plants and fencing, the number and location of plantings for Block 22 (as shown in Appendix 1);
 - b. Provide details, including materials and height, of the fence along the easterly and southerly lot lines of the Old Morriston Park;
 - c. Detail the measures to be implemented for the protection of natural heritage areas, in consultation with Conservation Halton. The Landscape Plan shall provide details regarding vegetative enhancements of the storm water drainage system and natural area buffers around the adjacent deciduous wetland and the reconfigured farm pond. This shall be consistent with the Restoration/Habitat Enhancement Plan.

Attachment 2 – Revised Conditions of Draft Plan of Subdivision Approval

- d. Native trees and shrub species shall be incorporated into future landscape plans where possible.
6. THAT the Owner agrees to submit a Revised Arborist Report and Tree Protection Plan to the satisfaction of the Township, that addresses the following matters:
 - a. The updated Tree Protection Plan should identify the tree protection zone of trees to be retained, which should be established using a suitable method consistent with arboricultural best practices (i.e., Dripline + 1m, ISA diameter-based calculation method, etc.). The tree protection zone for all trees to be retained, including boundary trees, should be visually identified in relation to the required grading works and other construction impacts in order to effectively demonstrate how trees will be protected from development impacts;
 - b. Any injury or removal of a boundary tree will require the written permission of each respective landowner prior to its removal. This is a requirement of the provincial *Forestry Act* (1990), and should be completed prior to any tree removal activity being initiated;
 - c. The revised submission should include all mitigation measures prescribed within the previous 2024 Tree Protection Plan under “Summary and Recommendations”; and
 - d. Compensation for trees removed from the subject property shall be provided at the 2:1 replacement rate at the minimum, or in a manner that is acceptable to the Township.
 7. THAT the Owner agrees to submit a Restoration/Habitat Enhancement Plan, to the Township’s satisfaction to address the following:
 - a. This plan should include specific details of the proposed restoration/habitat enhancement works to be completed within the woodland and wetland buffer areas that have been prescribed within the 2024 Environmental Impact Study prepared by Colville Consulting Inc., as well as a monitoring program to evaluate the success of the proposed restoration effort; and
 - b. This plan should also include relevant restoration details such as the species, location, size, and quantity of plantings. It is recommended that this plan also include details of a monitoring program and survivorship thresholds to be achieved through the restoration works.
 - c. The buffer enhancement plan needs to outline works to enhance buffers adjacent to the woodland and wetland and complement these features. Monitoring of plantings and enhancement should be incorporated into this plan.
 - d. This plan should provide an appropriate duration of monitoring to determine the effectiveness of the buffer enhancement and identify steps to be taken in the event the buffer enhancement is considered ineffective after the monitoring period.
 8. THAT the Owner agrees to the following requirements in the subdivision agreement:

Attachment 2 – Revised Conditions of Draft Plan of Subdivision Approval

- a. That the Owner shall, at their own expense, implement the Landscape Plan, the Arborist Report and Tree Protection Plan, the Restoration/Habitat Enhancement Plan and monitoring to the satisfaction of the Township;
- b. That any required vegetation removal shall be conducted in a manner to avoid impacts to nesting birds that may be utilizing habitats on the property. The breeding bird period for this area is generally March 15 to August 31. A survey for active bird nests shall be conducted prior to any vegetation removal or site alteration planned to occur during this window;
- c. That the Owner agrees that any grading or filling to be conducted on the Subject Property shall be designed where possible to maintain existing overland flow patterns to help avoid hydrological and sedimentation impacts to the woodland and wetland;
- d. That the Owner agrees that any exclusion fencing shall be installed no less than 1m from the drip-line of trees to be retained in the Significant Woodland to ensure roots are not compacted or injured;
- e. That the Owner agrees that appropriate sediment and erosion controls shall be installed prior to any grading, construction or site alteration works on the Subject Property to prevent sediment transfer to the wetland and watercourse features; and
- f. That the Owner agrees that any silt fences shall be properly embedded (as per Ontario Provincial Standard Specification 805) into the ground to reduce any offsite movement of silt.

Parkland

9. THAT the Owner shall pay the Township cash in-lieu of parkland dedication for the value of the lands otherwise required to be conveyed to the Township. The owner shall retain an independent accredited real estate appraiser to provide an opinion of value, conducted to the satisfaction of the Township, with all costs associated with the appraisal to be borne by the Owner. The value of the land shall be determined subject to Section 42 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and in accordance with the Township of Puslinch's prevailing by-law regulating payment of cash-in lieu of parkland.

Hydrogeology

10. THAT the Owner agrees to provide documentation, to the Township's satisfaction, of the existing adjacent wells (dug or drilled) and septic systems along Lots 1, 2 and 14 (as shown in Appendix 1) to ensure that the new lots do not impact existing septic systems and wells.
11. THAT the Owner agrees to submit an updated Hydrogeological Assessment, addressing all hydrogeological technical review comments, to the satisfaction of the Township.
12. THAT the Owner agrees to the following requirements in the subdivision agreement:

Attachment 2 – Revised Conditions of Draft Plan of Subdivision Approval

- a. That supply wells to be installed in either in the lower bedrock aquifer (Gasport Formation) or in the upper bedrock aquifer (Guelph Formation) where low permeability overburden deposits (hydraulic conductivity less than 10⁻⁵ cm/sec) are identified with a thickness of at least 10 m;
- b. That the wells installed in the lower bedrock aquifer must be cased and sealed into the lower unit and that multiaquifer wells (i.e., wells that are constructed with a screen or open hole extending through both the upper and lower bedrock aquifers) are not permitted;
- c. That the Water quality within supply wells must meet the Ontario Drinking Water Quality Standards (ODWS) Maximum Acceptable Concentrations (MAC) for total coliforms, E. coli, nitrate and nitrite;
- d. That Advanced tertiary treatment (15 mg/L nitrate) is required for all septic systems, except that Lots 1 and Lot 12 may be permitted to have standard tertiary treatment (20 mg/L nitrate) systems, subject to an updated hydrogeological report and approval by the Township.
- e. That the Purchase and Sale Agreements inform purchasers that they must comply with maintenance requirements for private septic systems with advanced tertiary treatment.

Engineering

13. THAT the Owner agrees to submit an Assessment of Potential Stormwater Management Outfall Impacts, to the satisfaction of the Township, which shall include:
 - a. A detailed assessment of stormwater management outfall impacts on the adjacent Significant Woodland, informed by detailed design, to determine mitigative options and identify necessary adaptive management activities in order to ensure there are no negative impacts to the retained woodland; and,
 - b. The preparation of a future monitoring program to evaluate downstream impacts from the stormwater outfall, including potential impacts on tree health and the stability of soils within the outfall area. This plan should include the prescribed frequency of monitoring, a description of the assessments that will be completed, and mortality thresholds that will trigger the requirement to plant replacement trees within this area.
14. THAT the subdivision agreement shall contain wording, to the Township's satisfaction, requiring that the Purchase and Sale Agreements for Lot 15 and Lot 19 (as shown in Appendix 1) inform the purchasers of the presence of a berm located along the westerly lot lines, which serve to prevent stormwater runoff from the park. This condition shall not apply if the berm is no longer proposed.
15. THAT the Owner agrees to conduct a Wetland Water Balance Assessment to demonstrate that the quantity and quality of water directed to adjacent hydrological features will not be negatively impacted in the post-development scenario.

Attachment 2 – Revised Conditions of Draft Plan of Subdivision Approval

16. THAT the Owner agrees to satisfy all the requirements, financial and otherwise, of the Township of Puslinch concerning the provision and construction, where required, of roads, sidewalks, secondary emergency access, stormwater drainage systems, street signs, fencing, landscaping, underground fire reservoir, street lighting and other services for the proper and orderly development of the subject lands.
17. THAT the subdivision agreement shall contain wording, to the Township's satisfaction, requiring that the Purchase and Sale Agreements inform the purchasers that a levy may be imposed on the future owners of the residential lots for the maintenance costs for stormwater drainage, stormwater management facility and fire protection infrastructure.
18. THAT the Owner shall construct fire protection facilities to the satisfaction of the Township of Puslinch, in accordance with the requirements of the Fire Department.
19. THAT the Owner shall submit to the Township for review and approval, a drawing demonstrating that the proposed parking areas and driveways of the residential lots can be provided outside of all catchment areas that do not have quality control.
20. THAT prior to any grading or construction on the site, and prior to registration of the plan, the Owner agrees to submit the following plans and reports to the satisfaction of the Township of Puslinch in consultation with Conservation Halton:
 - a. A final detailed stormwater management report and plans in accordance with the C.F. Crozier & Associates Inc. Functional Servicing and Preliminary Stormwater Management Report (dated December 2024), and with the 2003 Ministry of the Environment Report entitled 'Stormwater Management Practices Planning and Design Manual'.
 - b. An erosion and sedimentation control plan in accordance with Conservation Halton's Guidelines for Sediment and Erosion Control, indicating the means whereby erosion will be minimized and sediment retained on site throughout all phases of grading and construction. The plan shall include a monitoring and maintenance program, and provision for the timely revegetation of the site.
 - c. A final detailed lot grading and drainage plan showing the limits of all grading, including existing and proposed grades, and information such as the tentative house locations, proposed top of foundation wall, minimum basement floor, the highest inferred groundwater elevations for each lot using the closest available monitoring well information, and tile field locations with their sizes and elevations complete with any other special features necessary to ensure adequacy of the tertiary septic system and drainage for each lot.
21. THAT the Owner shall grant easements as required for services, utilities, fire protection facilities, and drainage purposes to the appropriate authority.
22. THAT the Owner agrees to submit a Lighting Plan and Photometric Plan for street lighting to the satisfaction of the Township of Puslinch.
23. THAT the Owner agrees to the following requirements in the subdivision agreement:

Attachment 2 – Revised Conditions of Draft Plan of Subdivision Approval

- a. All lighting fixtures, including exterior lighting and street lighting, are certified under the DarkSky Approved Luminaires program or equivalent.
 - b. Any exterior lighting should be directed away from the significant woodland and wetland on and adjacent to the property where possible.
24. THAT the Owner agrees to submit a topographic survey of external lands, including the Township's Morriston Ball Park, should be completed to the satisfaction of the Township and subdivision grading plans should be updated to clearly show existing grades are adjacent lands, the top and bottom of berms, and ponding limits and the grading plans should demonstrate that all external lands draining towards to the proposed subdivision are conveyed to a suitable outlet.
25. THAT the Owner shall obtain an Environmental Compliance Approval for Stormwater Works prior to the assumption of the stormwater infrastructure by the Township of Puslinch, all stormwater infrastructure should be cleaned, and the Environmental Compliance Approval should be transferred to the Township of Puslinch.
26. THAT the Owner agrees to provide documentation, to the Township's satisfaction demonstrating that the quality of the existing fill and any imported fill meets the requirements for a residential development, in accordance with Ontario Regulation 406/19.

Road

27. THAT the Owner shall dedicate the road allowance, i.e. Street 'A' (as shown in Appendix 1), as a public highway gratuitously to the Township.
28. That the Owner be requested to meet with the owners of 40 Badenoch Street, 24 Back Street, and 7501 Wellington Road 36 to explain the details of the work adjacent to their respective properties and that any concerns that cannot be addressed by staff be brought to Council.
29. THAT the Owner agrees to complete the grading and retaining wall construction on the unopened road allowance immediately north of Street 'A' during the reconstruction of Back Street (Ochs Street) and to contact the property owners of 40 Badenoch Street, 24 Back Street and 7501 Wellington Road 36 prior to carrying out the work and THAT the design of the grading and retaining wall be reviewed and approved by the Township.
30. THAT the Owner agrees that a Public Meeting will be held to review the details of the draft plan of subdivision which include details of Back Street (Ochs Street) redesign and the unopened road allowance immediately north of Street 'A', including the sight line distances for the Back Street (Ochs Street) connection. This Public meeting will be scheduled prior to the approval of the subdivision agreement to review the detailed design of Back Street (Ochs Street) in order to provide the public an additional opportunity to provide input.
31. THAT the Owner agrees to submit a topography survey of Badenoch Street and provide a plan and profile drawing showing to confirm the vertical sight lines, to the satisfaction of the Township and the County.

Ministry of Transportation

Attachment 2 – Revised Conditions of Draft Plan of Subdivision Approval

32. THAT prior to final approval, the Owner shall submit to the Ministry of Transportation for review and approval, a copy of a Traffic Impact Study.
33. THAT prior to final approval, the Owner shall submit to the Ministry of Transportation for review and acceptance a stormwater management report along with grading/drainage plan.
34. THAT prior to final approval, the Owner shall submit to the Ministry of Transportation for review and approval a draft copy of the M-Plan for this subdivision.
35. THAT prior to final approval, the Owner shall provide the Ministry of Transportation for review and approval, the Conditions of Draft Plan Approval and Draft Subdivision Agreement to ensure our requirements have been incorporated.

Canada Post

36. THAT the Owner agrees to consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
37. THAT the Owner agrees to confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
38. THAT the Owner agrees to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
39. THAT the Owner agrees to communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy
40. THAT the subdivision agreement between the Owner and The Township of Puslinch shall contain provisions identifying that the Owner will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.
41. THAT the subdivision agreement shall contain wording, which is satisfactory to the Township of Puslinch, that all Purchase and Sale Agreements contain the following clauses to advise purchasers that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
42. THAT The Owner agrees to work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the roadways are in place in the remainder of the subdivision.

Attachment 2 – Revised Conditions of Draft Plan of Subdivision Approval

Upper Grand District School Board

43. THAT the Education Development Charges shall be collected prior to the issuance of a building permit(s).
44. THAT the Owner shall agree to provide the Upper Grand District School Board with a digital file of the plan of subdivision in either ARC/INFO export or DWG format containing parcel fabric and street network.
45. THAT the Owner and the Upper Grand District School Board reach an agreement regarding the supply and erection of a sign (at the developer's expense and according to the Board's specifications) affixed to the permanent development sign advising prospective residents about schools in the area.
46. THAT the Owner shall agree in the subdivision agreement to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease:
 - a. "In order to limit liability, public school buses operated by the Service de transport de Wellington-Dufferin Student Transportation Services (STWDSTS), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up students, and potential busing students will be required to meet the bus at a congregated bus pick-up point."

Subdivision Agreement

47. THAT the Subdivision Agreement between the Owner and the Township of Puslinch include the following clauses:
 - a. Prior to the Township's assumption of Block 22 (as shown in Appendix 1), the Owner shall implement the approved Landscape Plan at the sole cost of the Owner, to the Township's satisfaction;
 - b. Prior to the Township's assumption of Block 22 (as shown in Appendix 1), the Owner shall be responsible for ongoing maintenance, repairs and replacements of all implemented landscape features;
 - c. Prior to the Township's assumption of Block 22 (as shown in Appendix 1), the Owner shall implement the required buffer enhancement and monitoring up to an appropriate time period as specified in the buffer enhancement plan;
 - d. Prior to the Township's assumption of Block 22 (as shown in Appendix 1), the Owner shall install fences, to the Township's satisfaction, along the shared lot lines between the residential lots and Block 22 (as shown in Appendix 1);
 - e. THAT the Owner install fences, to the Township's satisfaction, along the easterly and southerly lot lines of the Old Morriston Park.
 - f. THAT the Owner provides the Township with security in the form of an unconditional irrevocable Letter of Credit, cash, certified cheque or bank draft, in a form and amount satisfactory to the Township, to secure the full cost of all required works associated with the conversion of Back Street into a one-way operation. All forms of security shall remain in effect for a minimum period of three (3) years following the date of registration of the subdivision.

Attachment 2 – Revised Conditions of Draft Plan of Subdivision Approval

48. THAT the subdivision agreement shall contain wording, which is satisfactory to the Township of Puslinch, that Purchase and Sale Agreements contain the following clauses to advise purchasers:
- a. That there may be incompatible uses or features associated with the block containing the stormwater management facility and the natural environment features (Block 22 in Appendix 1);
 - b. That home businesses that involve the use, storage, or disposal of hazardous, flammable, volatile, or toxic chemicals are not permitted;
 - c. That no driveways or parking areas are permitted within catchment areas that do not have quality control and that the Purchase and Sale Agreements include a map showing the extent of such catchment areas; and
 - d. That purchasers are responsible for the perpetual maintenance and replacement of the fence, to the Township's satisfaction, along the shared lot lines between the residential lots and Block 23 (as shown in Appendix 1).
49. THAT the Owner agrees to the following requirements in the subdivision agreement:
- a. That all infrastructure works will be constructed to prevalent Township's standards.
 - b. That the Owner agrees to name the street to the satisfaction of the Township of Puslinch, such that the new street name shall not be a duplicate in spelling or phonetic sounding of street names elsewhere in the County of Wellington.
 - c. That the Owner agrees to grant to the Township any required easements for services or utilities, particularly drainage easements and earth berms as demonstrated in the Hydrogeological Report and Stormwater Management Report.
 - d. That the Owner agrees to provide sidewalks and street lighting in the subdivision to allow children to walk safely to a designated bus pick-up point.
 - e. That a streetscape plan illustrating the location of on-street parking, street trees, sidewalks, pavement markings, temporary and final community mailbox locations, hydrants, regulatory and no parking signs and street lighting is submitted to the Township for review and approval.
 - f. That monitoring program(s) to assess the performance and/or impacts of both the sewage treatment units and overall stormwater drainage system is submitted to the Township for review and approval. The monitoring program(s) must contain contingency provisions that will be implemented by the Owner in the event that the parameters set by the monitoring program(s) are exceeded.
 - g. That all submitted plans and supporting reports will be subject to a peer review at the Owner's cost.
 - h. That the Owner shall make satisfactory arrangements with the appropriate Hydro provider for the provision of permanent electrical services to the subdivision.

Attachment 2 – Revised Conditions of Draft Plan of Subdivision Approval

- i. That the Owner shall make satisfactory arrangements with the appropriate telephone/telecommunications provider for the installation and delivery of permanent telephone/telecommunication services to the subdivision.

Conservation Halton

50. THAT the Owner evaluates all wetlands to be retained within the subject lands using Conservation Halton's Guidelines for Wetland Water Balance Assessments (June 2024) to ensure that there are no hydrologic impacts to the wetlands and design mitigation measures as required.

Public Works

51. That the Subdivision Agreement entered into between the owner and the Township of Puslinch shall incorporate the following provisions:

- a. The Owner acknowledges and agrees that:
 - i. Approximately 70 feet of Main Street adjacent to and in the vicinity of Lot 1 on the draft plan of subdivision (the "Unimproved Portion") is neither improved nor maintained by the Township at this time and that the Township has lawfully restricted access by motor vehicles over the Unimproved Portion
 - ii. The Township has no plan or obligation to improve the Unimproved Portion of Main Street;
 - iii. The only lands that will be benefitted by an extension of the Unimproved Portion of Main Street are the Lot 1;
 - iv. The Owner shall be required to improve the Unimproved Portion of Main Street, at the Owner's sole cost, as follows:
 - a. That the roadway be constructed at the at the current width of 5.35 metres, that a no exit sign be placed at Main St and the Old Morriston Park driveway entrance and that the pavement design meets residential-local requirements as shown on Drawing STD-102 of the Township's Municipal Development Standards, i.e., 35mm HL3, 60mm HL4, 150mm Gran A and 300mm Gran B, with such work having been inspected by the Township's Director of Public Works and found to be acceptable in the Director's sole and unfettered discretion;
 - b. Prior to undertaking or commencing any works on the Unimproved Portion of Main Street, the Owner shall be required to enter into an External Works Agreement with the Township in its usual form and the Owner shall comply with all conditions and requirements thereunder, including as to the placement of insurance and the posting of financial securities; and
 - c. The Owner will not call for a building permit (and will have no entitlement to call for a building permit) in respect of Lot 1 until the foregoing requirements relating to the Unimproved Portion of Main Street have been fully satisfied.

Attachment 2 – Revised Conditions of Draft Plan of Subdivision Approval

- v. The draft plan of subdivision will incorporate a 0.3 meter reserve block between the Unimproved Portion of Main Street and Lot 1 that shall be dedicated to the Township upon plan registration. The Township will not dedicate or open the reserve block as a public road forming part of Main Street, nor will the Township permit motor vehicle access to or egress from Lot 1 over the Unimproved Portion of Main Street until all of the foregoing requirements have been satisfied by the Owner.
- vi. The Owner shall not sell, transfer, or otherwise convey any interest in Lot 1 without advising any future owner of Lot 1 of the foregoing requirements. Any offer of purchase and sale or other agreement relating to Lot 1 shall incorporate the following warning clause: “Purchasers are advised that approximately 70 feet of Main Street adjacent to and in the vicinity of Lot 1 on the draft plan of subdivision (the “Unimproved Portion”) is neither improved nor maintained by the Township at this time and that the Township has lawfully restricted access by motor vehicles over the Unimproved Portion. The Township will not dedicate or open the reserve block adjacent to Lot 1 as a public road forming part of Main Street, nor will the Township permit motor vehicle access to or egress from Lot 1 over the Unimproved Portion of Main Street until such time as the Unimproved Portion of Main Street has been improved to the Township’s specifications (at no cost to the Township) in accordance with the terms of the Subdivision Agreement.”
- vii. The draft plan of subdivision will incorporate a 0.3-meter reserve block between the unimproved portion of Back Street (Ochs Street) and the subject lands that shall be dedicated to the Township upon plan registration. The Township will not dedicate or open the reserve block as a public road forming part of Back Street (Ochs Street), nor will the Township permit motor vehicle access to or egress from the subject lands over the unimproved portion of Back Street (Ochs Street) until the construction of the unimproved portion of Back Street (Ochs Street), including the grading and retaining wall construction, has been satisfied by the Owner.
- viii. The Owner agrees to improve the unimproved portion of Back Street (Ochs Street), at the Owner’s sole cost, and that the improvements meet the Township’s Typical Urban Cross-Section in the Municipal Development Standards (Drawing STD-102) and that the pavement design meets the residential-local requirements as shown on Drawing STD-102 in the Municipal Development Standards, with such work having been inspected by the Township’s Director of Public Works and found to be acceptable in the Director’s sole and unfettered discretion.



REPORT COR-2026-003

TO: Mayor and Members of Council

PREPARED BY: Monika Farncombe, Planning & Corporate Services Coordinator

PRESENTED BY: Justine Brotherston, Director of Corporate Services/Municipal Clerk

MEETING DATE: January 21, 2026

SUBJECT: Zoning By-law Amendment Application (D14/CBM)
(Aberfoyle South Lake Pit)
6947 Concession 2
Request for Council to deem the Zoning By-law Amendment Application complete

RECOMMENDATION

That report COR-2026-003 entitled Request for Council to deem Zoning By-law Amendment Application Complete – D14-(CBM)(Aberfoyle South Lake Pit) be received for information; and

Whereas the Township's subconsultants have reviewed the Zoning By-law Amendment Application (application) and have raised no concerns regarding deeming the application complete, confirming that all required studies have been provided; and

Whereas the Township acknowledges that deeming the application complete does not imply any judgment or position on the merits of the application; and

Whereas the application is still undergoing ongoing review, including public consultation and further detailed analysis, with a formal position on the matter to be presented following the completion of these processes; and

Whereas the Township expects that all concerns raised by its professional consultants during the review process will be adequately addressed to the satisfaction of the Township;

Therefore Be It Resolved that Council deems the application D14/CBM (Aberfoyle South Lake Pit) to be complete in accordance with the Planning Act; and

That Council acknowledges that the deeming of the application as complete is procedural and does not constitute a decision on the merits of the application, which will be determined following the full review process, including public consultation and the final analysis of all relevant information; and

That Council expects the applicant to adequately address concerns raised by the Township's professional consultants in accordance with the Planning Act and Township's policies and standards and,

That staff be directed to proceed with notice in accordance with Section 3 and Section 5 of O. Reg. 545/06 of the Planning Act, 1990.

Purpose

The purpose of this report is to:

1. Advise Council of the application for a Zoning By-law Amendment for the property described as Part Lot 29, Concession 7; Township of Puslinch, (the "Subject Lands"). The proposed Zoning By-law Amendment is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, to rezone the lands from an Agriculture (A) and Natural Environment (NE) to Extractive (EXI) and Natural Environment (NE).
2. Obtain confirmation from Council that the application can be deemed to be complete and provide notice in accordance with Section 3 and Section 5 of O. Reg. 545/06 of the *Planning Act, 1990*.

Background

Application

The proposed Zoning By-law Amendment Application is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, to Site Specific rezoning the lands municipally referred to as 6947 Concession 2 also known as Aberfoyle South Lake Pit from an Agriculture (A) and Natural Environment (NE) to Extractive (EXI) and Natural Environment (NE) with site specific zoning (sp##).

The application required one submission in order determine that all required documents and studies to support the application have been received.

Township staff and consultants will begin a fulsome review of the application based on the application merits once the application has been deemed complete by Council.

Consultation:

1. Preconsultation

A pre-submission consultation for the proposed rezoning was submitted on August 24, 2021 and the applicant was provided with preliminary comments from Township Staff and its consultants representing the Township, County of Wellington, and external agencies. Subsequent submissions were received on June 15, 2023 and November 30, 2023.

The following reports and plans have been submitted with the pre-consultation application on through all three submissions:

- Conceptual Site Plan – August 2021
- Context Plan – June 2023
- Terms of Reference for Natural Environment and Water Resources Technical Studies – June 2023
- Overview of Proposal – June 2023
- Aggregate Resource Evaluation – November 2023
- Agricultural Considerations – November 2023
- Copy of Application to Amend the County Official Plan – November 2023
- Existing Features Plan – November 2023
- Operational Plan – November 2023
- Rehabilitation Plan – November 2023
- Cross Sections Plan– November 2023
- Best Management Practices Plan for the Control of Fugitive Dust – November 2023
- Cover Letter – November 2023
- Maximum Predicted Water Table Report – November 2023
- Natural Environment Report – November 2023
- Noise Impact Assessment – November 2023
- Planning Report & Aggregate Resources Act Summary Statement – November 2023
- Public Consultation Strategy – November 2023
- Source Water Protection Application – November 2023
- Stage 1 and 2 Archaeological Assessment – November 2023
- Stage 3 Archaeological Assessment Location – November 2023

- Transportation Impact Study – November 2023
- Water Report Level 1 & 2 – November 2023

2. Process to Deem Application Complete

Comments

The Zoning By-law Amendment Application was submitted to the Township on December 10, 2025, and the prescribed fee was paid prior to receiving the formal application on October 16, 2025. There was one submission in order to determine that all required documents and studies to support the application had been received. There is a thirty (30) day timeline to review applications for completeness in accordance with the Act.

The following reports and plans were submitted with the Zoning By-law Amendment application:

1st Submission – December 10, 2025:

- Conceptual Site Plan – August 2021
- Context Plan – June 2023
- Terms of Reference for Natural Environment and Water Resources Technical Studies – June 2023
- Overview of Proposal – June 2023
- Aggregate Resource Evaluation – November 2023
- Agricultural Considerations – November 2023
- Copy of Application to Amend the County Official Plan – November 2023
- Existing Features Plan – November 2023
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- Public Consultation Strategy – November 2023
- Source Water Protection Application – November 2023
- Stage 1 and 2 Archaeological Assessment – November 2023
- Stage 3 Archaeological Assessment Location – November 2023

- Transportation Impact Study – November 2023
- Water Report Level 1 & 2 – November 2023
- Transportation Responses to the Township – TYLin – February 2025
- MHBC Responses to Comments on Site Plan and Planning Report – November 2025
- Visual Impact Assessment – MHBC – March 2024
- Response to Valcoustics Canada Peer Review of Noise Study – WSP Canada – October 2025

Recommendation

Staff recommend that Council deem the application to be complete at this time as the Township's staff and consultants have determined that all the required documents and studies have been provided for the application. The applicant has paid the required fee to the Township and is responsible for paying all third-party costs.

Should Council deem the application to be complete, the timelines in the *Planning Act* stipulate 90 days to process the application. The Township continues to process applications as close to the stipulated timelines as practical. The legislation sets out the following process to be completed:

- Circulate the statutory notice to properties within a 120 metre buffer, in addition to all required agencies;
- Peer review all submitted materials to the satisfaction of the Township;
- Present the application to the Township Planning and Development Advisory Committee for comments (February 10, 2026);
- Schedule and conduct at least one public meeting (March 4, 2026);
- Advertise the complete application and public meeting in the Wellington Advertiser in accordance with statutory notice requirements and installing physical signage on the property; and
- Provide Council with a planning recommendation report and proposed by-law (Date to be determined).

Financial Implications

As outlined throughout the report.

Applicable Legislation and Requirements

County of Wellington Official Plan

Township of Puslinch Zoning By-law 2018-023

Planning Act, R.S.O. 1990, as amended

Attachments

Schedule "A" – Key Map

Respectfully submitted,

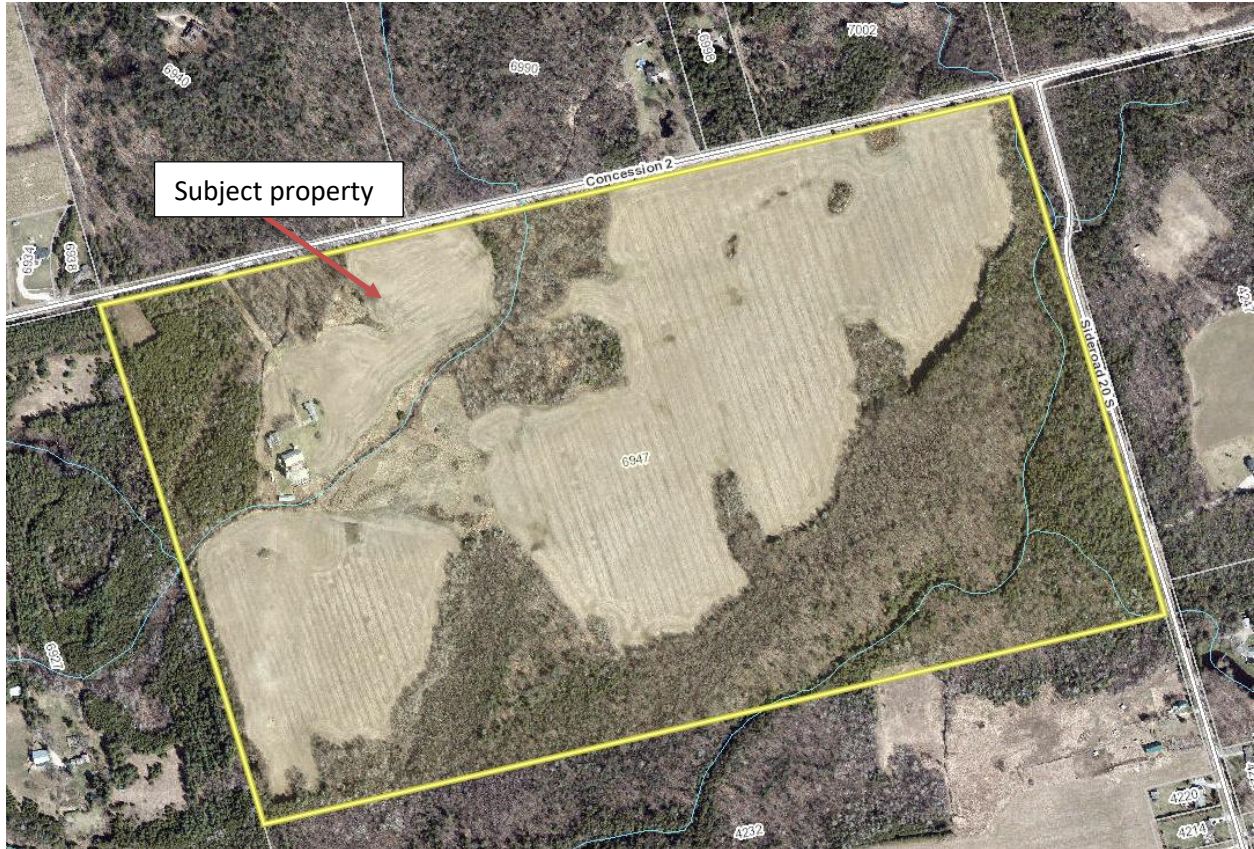
Reviewed by:

**Monika Farncombe
Planning & Corporate Services
Coordinator**

**Justine Brotherston
Director of Corporate Services/
Municipal Clerk**

Schedule "A"

KEY MAP





REPORT COM-2026-001

TO: Mayor and Members of Council

PREPARED BY: Sarah Huether, Director of Community Services and Human Resources

PRESENTED BY: Sarah Huether, Director of Community Services and Human Resources

MEETING DATE: January 21, 2026

SUBJECT: 2025 Annual Water Report – Drinking Water System Number 260021034

RECOMMENDATION

That Report COM-2026-001 regarding the 2025 Annual Water Report – Drinking Water System Number 260021034 be received; and

That the 2025 Annual Water Report be submitted to the Ministry and applicable agencies as outlined in Report COM-2026-001.

Purpose

To provide Council with an annual summary of the performance and regulatory compliance of the municipal drinking water system, in accordance with Ontario Regulation 170/03 – Ontario Water Resources Act

Background

In accordance with Ontario Regulation 170/03, the Township completed an annual report for Drinking Water System Number 260021034. A copy of 2025 Annual Report is attached as Schedule A.

Notification and Posting

The Annual Drinking Water System Report is submitted to:

Ministry of Environment, Conservation and Parks
Ontario Government Building
1 Stone Road West, 4th Floor
Guelph ON, N1G 4Y2
Fax: 519-826-4286
Email: Ivana.Okroukh@ontario.ca

Ministry of Environment, Conservation and Parks
Suite 200
6733 Mississauga Road
Mississauga ON, L5N 6J5
Email: tina.patel@ontario.ca and colleen.watts@ontario.ca

Wellington Dufferin Guelph Public Health
160 Chancellors Way
Guelph ON, N1G 0E1
Fax: 519-836-7215
phi.intake@wdgpublichealth.ca

Whistle Stop Co-operative Pre-School Inc.
Attention: Sandra Gunson
23 Brock Road South
Puslinch ON, N0B 2J0
whistlestopteacher@gmail.com

The Annual Drinking Water System Report is posted on the:

- Township's website
- Township Office Bulletin Board
- Puslinch Community Centre Bulletin Board and Black Binder
- Library Bulletin Board

Financial Implications

None

Applicable Legislation and Requirements

Ontario Regulation 170/03 – Ontario Water Resources Act

Engagement Opportunities

None

Attachments

Schedule "A" 2025 Drinking Water System Number 260021034 Annual Report

Respectfully submitted,

Sarah Huether,
Director of Community Services
and Human Resources

Reviewed by,

Courtenay Hoytfox
CAO



OPTIONAL ANNUAL REPORT TEMPLATE

Drinking-Water System Number:	260021034
Drinking-Water System Name:	Puslinch Community Centre
Drinking-Water System Owner:	Township of Puslinch
Drinking-Water System Category:	SMNR – Small Municipal Non-Residential
Period being reported:	January 1, 2025 to December 31, 2025

<p><u>Complete if your Category is Large Municipal Residential or Small Municipal Residential</u></p> <p>Does your Drinking-Water System serve more than 10,000 people? Yes [] No []</p> <p>Is your annual report available to the public at no charge on a web site on the Internet? Yes [] No []</p> <p>Location where Summary Report required under O. Reg. 170/03 Schedule 22 will be available for inspection.</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>	<p><u>Complete for all other Categories.</u></p> <p>Number of Designated Facilities served: <div style="border: 1px solid black; display: inline-block; padding: 2px 10px;">1</div></p> <p>Did you provide a copy of your annual report to all Designated Facilities you serve? Yes [X] No []</p> <p>Number of Interested Authorities you report to: <div style="border: 1px solid black; display: inline-block; padding: 2px 10px;">3</div></p> <p>(Puslinch Community Centre, Library and Whistlestop Preschool)</p> <p>Did you provide a copy of your annual report to all Interested Authorities you report to for each Designated Facility? Yes [X] No []</p>
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Note: For the following tables below, additional rows or columns may be added or an appendix may be attached to the report

List all Drinking-Water Systems (if any), which receive all of their drinking water from your system:

Drinking Water System Name	Drinking Water System Number
Puslinch Community Centre, Whistlestop Preschool, Library, Concession Booth	260021034



Did you provide a copy of your annual report to all Drinking-Water System owners that are connected to you and to whom you provide all of its drinking water?

Yes No

Indicate how you notified system users that your annual report is available, and is free of charge.

- Public access/notice via the web**
- Public access/notice via Government Office**
- Public access/notice via a newspaper**
- Public access/notice via Public Request**
- Public access/notice via a Public Library**
- Public access/notice via other method**

Describe your Drinking-Water System

There is a UV System in the Puslinch Branch Wellington County Public Library. There is a water softener and UV System in Puslinch Community Centre that serves the Whistlestop Preschool and The Ontario Early Years Pre-School Group.

List all water treatment chemicals used over this reporting period

N/A

Were any significant expenses incurred to? N/A

- Install required equipment
- Repair required equipment
- Replace required equipment

Please provide a brief description and a breakdown of monetary expenses incurred

Provide details on the notices submitted in accordance with subsection 18(1) of the Safe Drinking-Water Act or section 16-4 of Schedule 16 of O.Reg.170/03 and reported to Spills Action Centre

Incident Date	Parameter	Result	Unit of Measure	Corrective Action	Corrective Action Date
n/a					



Microbiological testing done under the Schedule 10, 11 or 12 of Regulation 170/03, during this reporting period.

	Number of Samples	Range of E.Coli Or Fecal Results (min #)-(max #)	Range of Total Coliform Results (min #)-(max #)	Number of HPC Samples	Range of HPC Results (min #)-(max #)
Raw	12	0	0-2	12	0 - 10
Treated	138	0	0-7	106	1 - 40
Distribution	N/A				

Operational testing done under Schedule 7, 8 or 9 of Regulation 170/03 during the period covered by this Annual Report.

	Number of Grab Samples	Range of Results (min #)-(max #)	Unit of Measure	<i>NOTE: For continuous monitors use 8760 as the number of samples.</i>
Turbidity	0			
Chlorine	0			
Fluoride (If the DWS provides fluoridation)	0			

Summary of additional testing and sampling carried out in accordance with the requirement of an approval, order or other legal instrument.

Date of legal instrument issued	Parameter	Date Sampled	Result	Unit of Measure
N/A				

Summary of Inorganic parameters tested during this reporting period or the most recent sample results

Parameter	Sample Date	Result Value	Unit of Measure	Exceedance
Antimony	Nov. 22/21	0.6	ug/L	
Arsenic	Nov. 22/21	0.2	ug/L	
Barium	Nov. 22/21	0.14	ug/L	
Boron	Nov. 22/21	24	ug/L	
Cadmium	Nov. 22/21	0.003	ug/L	
Chromium	Nov. 22/21	0.13	ug/L	
*Lead	Oct. 20/25	0.23/0.57	ug/L	
Mercury	Nov. 22/21	0.01	ug/L	
Selenium	Nov. 22/21	0.04	ug/L	
Sodium	Nov. 22/21	160/0.01	mg/L	
Uranium	Nov. 22/21	0.073	ug/L	
Fluoride	Nov. 22/21	0.36	mg/L	
Nitrite	July 7/25	0.006	mg/L	
Nitrate	Oct. 6/25	0.006	mg/L	



*only for drinking water systems testing under Schedule 15.2; this includes large municipal non-residential systems, small municipal non-residential systems, non-municipal seasonal residential systems, large non-municipal non-residential systems, and small non-municipal non-residential systems

Summary of lead testing under Schedule 15.1 during this reporting period

(applicable to the following drinking water systems; large municipal residential systems, small municipal residential systems, and non-municipal year-round residential systems)

Location Type	Number of Samples	Range of Lead Results (min#) – (max #)	Unit of Measure	Number of Exceedances
Plumbing				
Distribution				

Summary of Organic parameters sampled during this reporting period or the most recent sample results

Parameter	Sample Date	Result Value	Unit of Measure	Exceedance
Alachlor	Nov.22/21	0.02	ug/L	
Atrazine	Nov.22/21	0.01	ug/L	
Atrazine + N-dealkylated metabolites	Nov.22/21	0.01	ug/L	
Azinphos-methyl	Nov.22/21	0.05	ug/L	
Benzene	Nov.22/21	0.32	ug/L	
Benzo(a)pyrene	Nov.22/21	0.004	ug/L	
Bromoxynil	Nov.22/21	0.33	ug/L	
Carbaryl	Nov.22/21	0.05	ug/L	
Carbofuran	Nov.22/21	0.01	ug/L	
Carbon Tetrachloride	Nov.22/21	0.17	ug/L	
Chlorpyrifos	Nov.22/21	0.02	ug/L	
Desethyl Atrazine	Nov.22/21	0.01	ug/L	
Diazinon	Nov.22/21	0.02	ug/L	
Dicamba	Nov.22/21	0.20	ug/L	
1,2-Dichlorobenzene	Nov.22/21	0.41	ug/L	
1,4-Dichlorobenzene	Nov.22/21	0.36	ug/L	
Dichlorodiphenyltrichloroethane (DDT) + metabolites	Nov.22/21	0.01	ug/L	
1,2-Dichloroethane	Nov.22/21	0.35	ug/L	
1,1-Dichloroethylene (vinylidene chloride)	Nov.22/21	0.33	ug/L	
Dichloromethane	Nov.22/21	0.35	ug/L	
2-4 Dichlorophenol	Nov.22/21	0.15	ug/L	
2,4-Dichlorophenoxy acetic acid (2,4-D)	Nov.22/21	0.19	ug/L	
Diclofop-methyl	Nov.22/21	0.40	ug/L	
Dimethoate	Nov.22/21	0.06	ug/L	



Diquat	Nov.22/21	1	ug/L	
Diuron	Nov.22/21	0.03	ug/L	
Glyphosate	Nov.22/21	1	ug/L	
Epoxide	Nov.22/21	0.01	ug/L	
Malathion	Nov.22/21	0.02	ug/L	
MCPA	Nov.22/21	0.00012	ug/L	
Metolachlor	Nov.22/21	0.01	ug/L	
Metribuzin	Nov.22/21	0.02	ug/L	
Monochlorobenzene	Nov.22/21	0.30	ug/L	
Paraquat	Nov.22/21	1	ug/L	
Pentachlorophenol	Nov.22/21	0.15	ug/L	
Phorate	Nov.22/21	0.01	ug/L	
Picloram	Nov.22/21	1	ug/L	
Polychlorinated Biphenyls(PCB)	Nov.22/21	0.04	ug/L	
Prometryne	Nov.22/21	0.03	ug/L	
Simazine	Nov.22/21	0.01	ug/L	
Terbufos	Nov.22/21	0.01	ug/L	
Tetrachloroethylene	Nov.22/21	0.35	ug/L	
2,3,4,6-Tetrachlorophenol	Nov.22/21	0.2	ug/L	
Triallate	Nov.22/21	0.01	ug/L	
Trichloroethylene	Nov.22/21	0.44	ug/L	
2,4,6-Trichlorophenol	Nov.22/21	0.25	ug/L	
Trifluralin	Nov.22/21	0.02	ug/L	
Vinyl Chloride	Nov.22/21	0.17	ug/L	

List any Inorganic or Organic parameter(s) that exceeded half the standard prescribed in Schedule 2 of Ontario Drinking Water Quality Standards.

Parameter	Result Value	Unit of Measure	Date of Sample



REPORT COM-2026-002

TO: Mayor and Members of Council

PREPARED BY: Sarah Huether, Director of Community Services/Human Resources

PRESENTED BY: Sarah Huether, Director of Community Services/Human Resources

MEETING DATE: January 21, 2026

SUBJECT: Recreation and Community Wellness Advisory Committee Goals and Objectives Progress Report

RECOMMENDATION

That Report COM-2026-002 entitled Recreation and Community Wellness Advisory Committee Goals and Objectives Progress Report be received for information.

Purpose

The purpose of this report is to provide Council with an update on the status of the Recreation and Community Wellness Advisory Committee goals and objectives for 2025

Background

In accordance with the Committee's Terms of Reference, Committees may have a maximum of two active goals or objectives at any given time. Goals and objectives referred by Council are to be prioritized. There are two ways goals and objectives can be added to the Committee's workplan:

- A committee member or sub-committee preparing a detailed proposal, which is endorsed by the Committee and subsequently approved by Council; or
- Council referring a goal/objective to the Committee.

Comments

Below is an update for each of the approved goal or objective for 2025.

Goal/Objective	Details	Status/Next Step
Active - Seniors Drop in Programming	The Senior Drop-In Programming is a pilot program from November 2025 through to November 2026, to provide local seniors with a social and welcoming space to foster friendships, mental engagement, and community connection. The program supports	Drop-In Euchre has been organized and is experiencing strong participation. Due to high attendance, sessions are being held in the Archie

	active aging by promoting social interaction, cognitive stimulation, and a sense of belonging among participants	MacRobbie Hall most Thursdays to accommodate participants
Active - Community Liaison Sub-Committee	The Community Liaison sub-committee has prepared a Goal/Objective Proposal for Council’s consideration to solicit feedback from community groups and partners to better understand their needs and challenges.	Staff in collaboration with the sub-committee will bring a report to a future meeting for Council’s consideration.
Review of User Fees and Charges By-law Reduced Rates	Staff brought a report to council in June 2025 with the Committees recommendations	Completed
Review of User Fees and Charges Non-Residential Rates	Staff brought a report to council in June 2025 with the Committees recommendations	Completed
Training Opportunities	Conference opportunities were provided to the Committee. No members attend this year.	Complete
Drop-in Gym Programming	Continued promotion of youth drop-in programming, as approved by Council	Complete
Draft Goal - Facility Promotion and Programming Recruitment	The Recreation Facility Promotion sub-committee is working on preparing a Goal/Objective Proposal for Council’s consideration on how to bring programming to Township facilities	Staff in collaboration with the sub-committee will bring a report to a future meeting for Council’s consideration.

Financial Implications

None

Applicable Legislation and Requirements

None

Engagement Opportunities

None

Attachments

None

Respectfully submitted,

Reviewed by:

**Sarah Huether,
Director of Community Services/
Human Resources**

**Courtenay Hoytfox,
Chief Administrative Officer**



400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519.621.2761 Toll free: 866.900.4722 Fax: 519.621.4844 Online: www.grandriver.ca

December 19, 2025

The Corporation of the Township of Puslinch
Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0

Dear Township of Puslinch

Re: 2026 Grand River Conservation Authority Municipal Apportionment and Budget Vote Meetings

Please be advised that the General Membership Meeting of the Grand River Conservation Authority (GRCA) will be held on January 23, 2026, at 9:30 a.m., to consider approval of the 2026 Municipal Apportionment. In addition, the Annual General Meeting of the GRCA will be held on Friday, February 27, 2026, at 9:30 a.m., to consider approval of the 2026 Budget.

The [most recent draft of the 2026 Budget](#) was presented to the GRCA General Membership on October 24, 2025. Based on board direction to staff, this draft budget includes a Total Municipal Apportionment of \$14,238,000 which represents a 3.5% increase over 2025. The Municipal Apportionment, if approved, will be apportioned to watershed municipalities on the basis of "Modified Current Value Assessment" as defined in Ontario Regulation 402/22: Budget and Apportionment.

The attached draft 2026 Budget outlines the programs and services of the Grand River Conservation Authority and how those programs are expected to be funded in 2026. Also included is a calculation of the 2026 Municipal Apportionment for participating municipalities. Should you have any questions concerning the draft Budget or the Municipal Apportionment, please contact the undersigned.

Yours truly,

A solid black rectangular box redacting the signature of Karen Armstrong.

Karen Armstrong,
Deputy CAO and Secretary-Treasurer

Grand River Conservation Authority

Report number: GM-10-25-90

Date: October 24, 2025

To: Members of the Grand River Conservation Authority

Subject: Budget 2026 – Draft #1

Recommendation:

THAT Report Number 10-25-90 – Budget 2026 - Draft #1 be approved for consultation purposes, circulated to all participating municipalities, and posted to the GRCA website.

Summary:

This report summarizes the first draft of the 2026 Budget. The final budget for 2026 will be presented for approval at the February 27, 2026 Annual General Meeting. See Budget 2026 Timetable (Appendix A) for additional details on budget timelines.

The 2026 draft budget corresponds with the GRCA's Programs and Services Inventory which was prepared in accordance with provincial regulations and maintains breakeven results. Total draft expenditures for 2026 are \$39,358,488 (2025: \$39,963,465). Preliminary budget figures are presented in Appendix G in the Statement of Operations and detailed Program and Services statements.

Grand River Conservation Authority (GRCA) programs and services are funded by:

- Municipal Apportionment
- Municipal Funding as per Memorandum of Understandings (MOUs)
- Other Municipal Funding (by special agreements)
- Provincial and Federal Grants
- Self-Generated Revenue
- Funding from Reserves

Overall, the municipal funding request has been increased by 3.5% (or \$481,000) to \$14,238,000 in 2026. For a breakdown of municipal funding by Category 1, 2, and general operating expenses, see Appendix C "Municipal Funding Breakdown – Budget 2026".

Appendix B "Programs & Services Inventory" outlines the expenditures and funding sources applicable to each category, along with the reallocation of program surplus between programs and services.

Appendix D "Summary of Municipal Apportionment" details the municipal apportionment and Memorandum of Understanding (MOU) funding requests by participating municipalities.

TABLE A - BUDGET 2026 EXPENDITURES

EXPENDITURES	2026	2025	Increase/(decrease)
Operating Expenses	\$32,653,388	\$31,491,465	\$1,161,923
Major Maintenance Expenses	\$5,648,100	\$6,053,000	\$974,100
Special Projects	\$1,057,000	\$2,419,000	(\$1,362,000)
TOTAL	\$39,358,488	\$39,963,465	(\$604,977)

Report:**A. CONSERVATION AUTHORITIES ACT - NEW REGULATIONS effective Jan 1, 2024**

The Conservation Authorities Act (CA Act) outlines three categories of programs and services: (1) Mandatory, (2) Municipally requested, and (3) Other (Authority determines are advisable). *O. Reg. 402/22 - Budget and Apportionment* defines “general operating expense or capital cost” as an operating expense or capital cost that is not related to the provision of a program or service that an authority provides. The regulations require that these costs be identified separately, and municipal funding be apportioned using Modified Current Value Assessment (MCVA).

O. Reg. 402/22 requirements came into effect for the 2024 budget process. This regulation outlines four phases to the budget process. See Appendix A – Budget 2026 Timetable for timeline details.

- Phase 1: Categorizing revenue and expenses as per the categories listed above, and determine amounts of municipal apportionment
- Phase 2: Board approval of draft budget for consultation (vote required), distribution to participating municipalities, and posting on the GRCA’s Governance section on the website. Consultation with municipalities will occur as required.
- Phase 3: Board apportionment approval process (weighted vote required)
- Phase 4: Final budget approval process (weighted vote required)

B. OPERATING BUDGET

In general, the 2026 budget assumes the same level of program and service delivery as provided in 2025. Any exceptions to specific program areas are included in the commentary below as applicable.

(a) Resource Planning

- Resource Planning fee revenue increased in 2025 and therefore this draft of the budget increased revenue by \$125,000.

(b) Property Rental Program

- The Residential Property Rental Program is in the process of winding down. The budgeted 2026 revenue of \$86,000 accounts for a decrease of \$29,000 related to two residences no longer occupied.
- Cottage Lot Program revenue is projected to increase by 2% as compared to the 2025 budget.

(c) Outdoor Environmental Education

- Negotiations with school boards for 2025/26 contracts have been completed. The first draft of the budget assumes that 2025/26 school contracts will be extended for the 2026/27 school year. This draft does not include any community or day camp

program delivery. Decisions regarding the future format and scope of the Outdoor Environmental Education program will be incorporated into future budget drafts as applicable.

(d) Conservation Areas

- Conservation Area 2026 budgeted revenue of \$12,000,000, which is a \$600,000 increase from prior year budget as a result of increasing demand and expected fee increases.
- Operating expenses have been increased by approximately \$600,000.
- Starting in 2024, under the new regulations Conservation Area program and services expenses have been expanded to include 100% of the Director of Conservation Area Operations, Luther Marsh Wildlife Management Area related to visitor operations, and 100% of hazard tree management in the Conservation Areas. The funding for these three additional components is being funded with surplus from other Category 3 programs. These expenses have been increased by \$58,600 (from \$640,000 to \$698,600)
- The Conservation Areas budget excludes any allocation for corporate services overhead expenses.
- The revenue and cost assumptions will be revisited once actuals for the full 2025 season are available. Any adjustments to operating revenue or expenses will be impact the transfer to/from the Conservation Areas Reserve.

(e) Investment Income

- Investment income decreased \$250,000 due to interest rate decline on cash and investments with an offsetting decline in transfer to reserves of \$150,000 leaving an impact of a \$100,000 in net investment income to fund general operating expenditures.

(f) Section 39 Funding

- It is assumed that there will be no cutbacks in the provincial Section 39 grant for the period April 1, 2026 to March 31, 2027 and therefore the Section 39 grant amount is anticipated to remain at \$449,688.

(g) Municipal Apportionment Funding

- The 2026 Budget includes \$13,149,000 of funding for Category 1 Mandatory Programs and General Operating Expenses along with \$1,089,000 for Category 2 Programs for a total of \$14,238,000 which is a \$481,000 (or 3.5%) increase over the 2025 Apportionment of \$13,757,000.

(h) Surplus Assumption

- The draft budget assumes a \$100,000 surplus carry forward from 2025. If additional surplus is applicable, staff will recommend that it be incorporated in the final budget and primarily used for non-recurring expense demands (i.e. consulting, professional development, and other administrative costs).

(i) Transition Reserve (created in 2021)

- The purpose of the reserve is to fund expenditures related to the transitioning of the GRCA to new provincial regulations requirements and/or fund costs related to managing expenses impacted by COVID-19 or revenue losses due to COVID-19. As at December 31, 2024, the reserve balance is approximately \$2.4 million.

- The strategy for Budget 2026 draft #1 is to utilize the transition reserve to fund the Land Management Analyst position (\$100,000) and to fund the Outdoor Environmental Education program deficit (\$389,000).

(j) Compensation and Benefits and Staffing:

- The 2025 draft budget includes a 5% increase for compensation and benefits which allows for a general wage increase on January 1st, grid steps within wage scales, market adjustments, and benefit cost increases.
- The collective agreement expires December 31, 2025 and compensation is to be determined through the collective bargaining process.
- Two positions continue to be funded with reserves as outlined in the September 2025 report.

(k) Source Protection Program

- The province has identified that this program is considered a Category 1 mandatory program that is required to be delivered by Conservation Authorities. The GRCA has an agreement for the period April 1, 2024 to March 31, 2027 (3 years). The 2026 budget reflects spending requirements in accordance with the contract and is fully funded by the Ministry of the Environment, Conservation and Parks.

C. CAPITAL & MAJOR MAINTENANCE BUDGET

(a) Major Maintenance Spending Water Control Structures

- The budget is set at \$3,000,000. Any increases in spending required can be funded with the Water Control Structures reserve and/or the Land Sale Proceeds reserve. Government funding included in the 2026 budget relates to provincial Water and Erosion Control Infrastructure (WECI) funding which is subject to provincial approval of projects. Changes to this budget line will not impact the request for municipal funding. Any additional spending will be funded with WECI funding or reserves.

(b) Capital Spending Conservation Areas

- The budget is set at \$2,000,000. This spending is budgeted to be funded with \$1,500,000 of fee revenue and \$500,000 from the conservation area reserve. Future budget drafts will be revised as capital projects are prioritized. Any increases in budgeted spending will be facilitated by either increased revenue or use of the conservation area reserve. Any decrease in budgeted expenses would be offset by a transfer to the conservation area reserve.

(c) Water Monitoring Equipment and Flood Forecasting and Warning Expenses

- The category 1 budget is being reduced to \$250,000 compared to \$300,000 in prior year. The gauge reserve will be used to fund \$50,000 of total costs and the remaining costs will be funded with Category 1 Municipal Apportionment funding. The \$50,000 Water Quality and Monitoring Equipment budget has moved to Category 2 and will continue to be funded by the gauge reserve.

(d) Information Systems and Motor Pool

- Costs of \$255,000 for Information Systems and \$143,000 for Motor Pool represent the costs not funded through internal cost allocations to programs and services and are funded through the IS reserve and MP reserve respectively. See Appendix G 'P&S #16 - Supplemental Information – IS and MP' for detailed expense information.

D. SPECIAL PROJECTS

- (a) Special projects do not rely on Municipal Apportionment funding.

(b) This draft of the budget only includes items that are known or highly likely to be undertaken and a cost can be estimated. At present, the budget includes \$1,057,000 in special project spending. By the time the 2026 budget is finalized, special project spending, along with matching revenue, is expected to increase as projects are approved and carryover amounts are confirmed.

(c) The \$1,057,000 in special projects included in this draft budget are:

- \$800,000 Rural Water Quality Capital Grants
- \$45,000 Brant/Brantford Children's Water Festival
- \$7,000 Waterloo Wellington Children's Water Festival
- \$40,000 Mill Creek Rangers Project
- \$70,000 Species at Risk
- \$10,000 Upper Grand Restoration
- \$85,000 Blair Creek Subwatershed Monitoring

(d) New Guelph Lake Nature Centre Building

This project completed in 2025 and has been removed from the 2026 budget.

E. RESERVES

For 2026, reserves are budgeted to increase by \$154,400. Significant budgeted drawdowns to reserves include: \$850,000 for Water Control major maintenance projects, \$500,000 for Conservation Area capital projects, \$389,000 to fund the Environmental Education program deficit, \$270,000 to fund two staff positions, \$255,000 for Information Systems, and \$143,100 for Motor Pool. See Appendix E 'Summary of Reserves' for details of reserve movements budgeted for 2026. Interest income of \$1,919,000 is expected to be transferred into reserves. The use of reserves is integral to GRCA operations. The GRCA sets aside certain funds to reserves (i.e. Land Sale Proceeds, Hydro Revenue, Interest Earned on Reserves) in order to be able to draw upon these reserves at a later date in accordance with either legislative mandates and/or board-approved use. The Programs & Services Inventory expenditures includes \$66,500 in transfer of Hydro revenue to the capital reserve and \$50,000 to the Property Rental reserve to fund expected future infrastructure costs (Appendix B).

Reserves can be viewed as:

- Planned savings set aside for future capital projects (facilitates smoothing of funding requests)
- Surpluses set aside for future operating or capital needs (i.e. Conservation Area revenue in excess of budget)
- Contingency funds for unplanned expenditures
- Legislated amounts to be used in accordance with regulations (i.e. land sale proceeds)

A detailed report on reserves will be presented at the November 28, 2025 meeting.

F. CATEGORY 2 – WATERSHED SERVICES

The programs and services included under watershed services are:

- Subwatershed Studies
- Conservation Services
- Water Quality
- Watershed Sciences and Collaborative Planning

See Appendix F 'Budget 2026 Category 2 - Watershed Services Program Breakdown'

All participating municipalities entered into a Memorandum of Agreement with the GRCA to provide the above-listed services.

G. MUNICIPAL APPORTIONMENT

Where municipal funding is applicable, namely, Category 1, 2, and General Operating Expenses, the methodology of apportionment used is Modified Current Value Assessment (MCVA) on the basis that there is a watershed benefit for all participating municipalities from the programs and services. See Appendix D 'Summary of Municipal Apportionment – Budget 2026' for details.

The methodology for calculating the MCVA and distributing apportionment is outlined *in O. Reg. 402/22 Section (7)*. Five-year agreements with participating municipalities for Category 2 programs and services outline that net costs be allocated same as Category 1, namely, the MCVA method.

H. OTHER MAJOR ASSUMPTIONS

- (a) Cottage Lot Rental Program revenue increased by 2.0%.
- (b) Total Insurance expense budgeted at 2025 actual cost plus 5%.
- (c) Administrative expense related to computer charge-out rates increased 10%
- (d) Other Operating expenses increased between 0% and 3% as applicable.
- (e) Motor Pool charge-out rates increased by \$200,000 corporately.

I. SIGNIFICANT OUTSTANDING BUDGET ITEMS

- (a) Year 2025 Carry forward Adjustments
2025 Surplus carry forward - this draft of the 2026 Budget assumes a \$100,000 surplus carryover from year 2025. The actual "2025 Net Surplus" will be incorporated into the 2026 budget.
- (b) 2025 Special Projects carry forward
Any active projects in year 2025 but not completed by December 31, 2025 will be carried forward and added to Budget 2026 based on funding eligibility and terms. Where projects are eligible for carry-forward, both the funding and the expense will be added to Budget 2026 and therefore these adjustments will have no impact on the breakeven net result.
- (c) Water Control Structures Major Maintenance Expenditures
A final determination of the amount of spending to be added to the Budget 2026 (i.e. unspent amounts from 2025, new projects) will be made, including use of reserves for 2026 projects. Any decisions to increase spending will not impact the general municipal apportionment request but would be funded with reserves, WECl funding, and/or new funding sources, as applicable.
- (d) Property Tax Expenses
Final property tax expense figures are to be incorporated into the final budget following completion of tax chargeback allocations. A preliminary analysis suggests that property taxes will be comparable to prior year. It is known that MPAC assessment figures are relying upon 2016 assessment valuations.
- (e) Review of Actual 2025 Results
The final budget will incorporate any adjustments resulting from review of final actual 2025 results and carry forward of any capital projects not completed by year end. Any adjustments are expected to be funded through reserves and/or deferred revenue.

The following are attached:

Appendix A: Budget 2026 Timetable

Appendix B: Program and Services Inventory – Budget 2026

Appendix C: Municipal Funding Breakdown – Budget 2026

Appendix D: Summary of Municipal Apportionment – Budget 2026

Appendix E: Budget 2026 Summary of Reserves

Appendix F: Category 2 - Watershed Services Program breakdown – Budget 2026

Appendix G: Statement of Operations & Detailed Programs and Services Statements

Financial Implications:

Budgeted spending for 2026 is \$39,358,488 (2025: \$39,963,465) before transfer of \$116,500 to reserves. This first draft of the budget includes a municipal apportionment increase of \$481,000 (or 3.5%).

The main budgetary challenges faced by the GRCA are:

- Economic environment, including inflation, supply chain issues, cost pressures arising from the impact of tariffs, and skilled labour shortages.
- Conservation Area operating revenue is impacted by fluctuations in consumer demand and weather conditions which are difficult to predict.
- Aging infrastructure in the Conservation Areas and Nature Centre facilities.
- Increased demands on managing passive lands (i.e. land use decisions, hazard tree management, trespassing, infrastructure).
- Keeping pace with digital innovation and technological advancements.

Other Department Considerations:

None

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Approved by:

Samantha Lawson
Chief Administrative Officer

Budget 2026 Timetable

September 26, 2025:	Timelines and Preliminary Considerations
October 24, 2025:	Draft Budget #1 to General Meeting and Board approval of the draft budget for consultation purposes
November 2025:	Distribute Draft Budget #1 to Participating Municipalities and post it on the GRCA website in the Governance section
Nov & Dec 2025:	Consultation with Participating Municipalities as requested
December 12, 2025:	Board Motion to send 30 days' notice to Participating Municipalities of Municipal Apportionment Vote at January 23, 2026 General Meeting
December 19, 2025:	Send Notice to Participating Municipalities of Municipal Apportionment Vote and include apportionment amounts and most recent draft Budget
January 23, 2026:	Draft Budget #2 to General Meeting and Municipal Apportionment Vote – weighted majority and recorded. Once approved, distribute to Participating Municipalities.
February 27, 2026:	Final 2026 Budget Vote – weighted majority (as per by-law) and recorded. Once approved, distribute to Participating Municipalities, post on the GRCA website, and send to MNR

Grand River Conservation Authority

PROGRAMS AND SERVICES INVENTORY

BUDGET 2026

Programs & Services Inventory		TOTAL EXPENDITURES (includes transfers to reserves)	MUNICIPAL APPORTIONMENT/ Cat 2-MOU FUNDING	MUNICIPAL- OTHER	SELF-GENERATED REVENUE	PROVINCIAL & FEDERAL GRANTS	Funding from RESERVES	Programs & Services SURPLUS allocation	TOTAL REVENUE (after P&S surplus allocation)	NET RESULT
CATEGORY 1	Watershed Management	975,700	913,200			37,500	25,000		975,700	-
	Flood Forecasting & Warning	1,373,600	1,184,262			164,338	25,000		1,373,600	-
	Water Control Structures	5,573,700	2,818,350			1,735,350	1,020,000		5,573,700	-
	Resource Planning	2,917,500	1,868,500		1,049,000				2,917,500	-
	Conservation Lands Management	3,110,200	2,835,200		75,000		200,000		3,110,200	-
	Source Protection Program	776,300	-			776,300			776,300	-
	Total Category 1	14,727,000	9,619,512		1,124,000	2,713,488	1,270,000	-	14,727,000	-
			65%	0%	8%	18%	9%	0%	100%	
General Operating	General Operating Expenses (note 5)	4,653,165	3,529,488		250,000		613,100	260,577	4,653,165	-
			76%	0%	5%	0%	13%	6%	100%	
CATEGORY 2	CATEGORY 2 Watershed Services	2,167,200	1,089,000	945,000	-	83,200	50,000		2,167,200	-
			50%	44%	0%	4%	2%	0%	100%	
CATEGORY 3	Burford Tree Nursery & Planting Services	1,013,600			741,200			272,400	1,013,600	-
	Conservation Services	133,400		15,000	70,000	-	9,000	39,400	133,400	-
	Outdoor Environmental Education	999,000			610,000		389,000	-	999,000	-
	Property Rentals	1,178,500			3,208,000		-	(2,029,500)	1,178,500	-
	Hydro Production	165,000			575,000			(410,000)	165,000	-
	Conservation Areas	13,198,600			12,071,000		500,000	627,600	13,198,600	-
	Administrative Support (note 6)	1,239,523						1,239,523	1,239,523	-
Total Category 3	17,927,623	-	15,000	17,275,200	-	898,000	(260,577)	17,927,623	-	
			0%	0%	96%	0%	5%	-1%	100%	
TOTAL Programs & Services		39,474,988	14,238,000	960,000	18,649,200	2,796,688	2,831,100	-	39,474,988	-
			36%	2%	47%	7%	7%	0%	100%	

NOTE 1, NOTE 4

NOTE 2

NOTE 3

COMMENTARY:

NOTE 1 Total Programs & Services expenditures (includes transfers to reserves) is funded 36% by the combined total of mandatory municipal apportionment and Category 2 MOA municipal funding.

NOTE 2 47% of total expenses is funded with self-generated revenue.

NOTE 3 Category 3 'Property Rentals' and 'Hydro Production' generate a surplus which is allocated to Category 3 programs and General Operating expenses to achieve breakeven results for each P&S.

NOTE 4 In 2025 Municipal funding totalled \$13,757,000. Therefore Municipal funding is increasing by \$465,000 (or 3.5%) to \$14,238,000 in 2026 compared to 2025.

NOTE 5 **General Operating Expenses** include administrative expenses related to Office of the CAO, communications, capital support, finance, payroll, human resources, health and safety, head office facility, and other administrative expenses that support the provision of programs and services.

NOTE 6 **Administrative Support** includes administrative expenses related to finance, communications, capital support and other administrative expenses that support category 3 programs and services.

Grand River Conservation Authority

MUNICIPAL FUNDING BREAKDOWN (note 1)

BUDGET 2026

	2025 Municipal Apportionment	2026 Municipal Apportionment
CATEGORY 1 - Mandatory General Operating Expenses	9,366,112	9,619,512
CATEGORY 2 - Municipally Requested MOU's	1,052,000	1,089,000
	13,757,000	14,238,000
	<i>dollar Increase</i>	481,000
	<i>percentage Increase</i>	3.5%

Note 1

Funding under special agreements with Municipalities is not included in above municipal funding breakdown (i.e. RWQP, Subwatershed studies)

**Grand River Conservation Authority
Summary of Municipal Apportionment - 2026 Budget**

Draft - October 24 2025

	% CVA in Watershed	2025 CVA (Modified)	2025 CVA in Watershed	CVA-Based Apportionment	2026 Budget General Operating Expenses*	2026 Budget Category 1 Operating Expenses*	2026 Budget Category 2 Operating Expenses*	2026 Budget Total Apportionment	2025 Actual Total Apportionment	% Change
Brant County	82.9%	8,261,080,919	6,848,436,082	3.08%	108,854	296,679	33,586	439,119	417,037	5.3%
Brantford C	100.0%	16,496,208,031	16,496,208,031	7.43%	262,203	714,626	80,901	1,057,730	1,018,547	3.8%
Amaranth Twp	82.0%	891,570,825	731,088,077	0.33%	11,620	31,671	3,585	46,876	44,515	5.3%
East Garafraxa Twp	80.0%	693,656,670	554,925,336	0.25%	8,820	24,040	2,721	35,581	35,355	0.6%
Town of Grand Valley	100.0%	658,134,422	658,134,422	0.30%	10,461	28,511	3,228	42,200	40,333	4.6%
Melancthon Twp	56.0%	646,397,562	361,982,634	0.16%	5,754	15,681	1,775	23,210	22,543	3.0%
Southgate Twp	6.0%	1,317,227,449	79,033,647	0.04%	1,256	3,424	388	5,068	4,652	8.9%
Haldimand County	41.0%	7,920,129,193	3,247,252,969	1.46%	51,614	140,673	15,925	208,212	200,742	3.7%
Norfolk County	5.0%	10,103,660,718	505,183,036	0.23%	8,030	21,885	2,478	32,393	31,589	2.5%
Halton Region	10.7%	51,406,109,099	5,479,852,401	2.47%	87,101	237,391	26,874	351,366	339,779	3.4%
Hamilton City	26.8%	101,728,598,671	27,212,400,145	12.25%	432,534	1,178,859	133,456	1,744,849	1,689,795	3.3%
Oxford County	35.7%	4,804,815,775	1,716,115,455	0.77%	27,277	74,343	8,416	110,036	107,510	2.3%
North Perth T	2.0%	2,597,387,936	51,947,759	0.02%	826	2,250	255	3,331	3,231	3.1%
Perth East Twp	40.0%	2,177,655,169	871,062,068	0.39%	13,845	37,735	4,272	55,852	54,089	3.3%
Region of Waterloo	100.0%	112,135,908,861	112,135,908,861	50.50%	1,782,372	4,857,799	549,940	7,190,111	6,960,138	3.3%
Centre Wellington Twp	100.0%	6,061,622,649	6,061,622,649	2.73%	96,348	262,593	29,728	388,671	358,987	8.3%
Erin T	49.0%	2,764,894,614	1,354,798,361	0.61%	21,534	58,691	6,644	86,869	82,570	5.2%
Guelph C	100.0%	29,458,533,371	29,458,533,371	13.27%	468,236	1,276,163	144,471	1,888,870	1,837,395	2.8%
Guelph Eramosa Twp	100.0%	3,048,245,188	3,048,245,188	1.37%	48,451	132,052	14,949	195,452	191,176	2.2%
Mapleton Twp	95.0%	2,032,932,118	1,931,285,512	0.87%	30,697	83,665	9,471	123,833	117,152	5.7%
Wellington North Twp	51.0%	2,025,261,218	1,032,883,221	0.47%	16,417	44,745	5,065	66,227	60,669	9.2%
Puslinch Twp	75.0%	2,955,815,044	2,216,861,283	1.00%	35,236	96,036	10,872	142,144	139,196	2.1%
Total		370,185,845,501	222,053,760,508	100.00%	3,529,486	9,619,512	1,089,000	14,238,000	13,757,000	3.5%

*Operating Expenses include maintenance of capital infrastructure, studies, and/or equipment.

Grand River Conservation Authority
BUDGET 2026 - SUMMARY of RESERVES

General Meeting - October 24, 2025

	BUDGET 2025	"NET CHANGE" INCREASE/(DECREASE) 2025 VS 2026	DETAILS OF "NET CHANGE" BUDGET 2026			Description of Transfer	BUDGET 2026
			Transfer In (Interest)	Transfer In	Transfer Out		
Type A: GRCA Controlled							
Operating Reserves (designated)							
Property & Liability Insurance	301,417	11,000	11,000				312,417
Building & Mechanical Equipment	1,443,443	(96,000)	54,000		(150,000)	OUT-Head Office Major Maintenance	1,347,443
Personnel	1,259,167	(18,000)	47,000		(65,000)	OUT- Vacation Accrual, Wages	1,241,167
Transition	1,967,308	(423,000)	73,000		(496,000)	OUT-\$100K Position, \$7K Water festival, \$389K Environmental Education	1,544,308
Forest Management	1,636,205	61,000	61,000				1,697,205
Information Systems and Technology	592,899	(233,000)	22,000	1,787,400	(2,042,400)	IN-Chargebacks; OUT-Operating/Capital costs	359,899
Cottage Operations	1,371,831	51,000	51,000				1,422,831
Grand River Water Management Plan	128,589	5,000	5,000				133,589
Planning Enforcement	587,652	22,000	22,000				609,652
Property Rental	855,090	82,000	32,000	50,000		IN-Commercial Lease Revenue	937,090
Watershed Restoration	355,225	13,000	13,000				368,225
Master Plans	482,298	18,000	18,000				500,298
Water Management Operating	948,942	(135,000)	35,000		(170,000)	OUT-Engineering Position	813,942
Motor Pool Equipment	1,051,460	(104,100)	39,000	1,600,000	(1,743,100)	IN-Chargebacks;OUT-Operating/Capital costs	947,360
Motor Pool Insurance	103,821	4,000	4,000				107,821
Capital Reserves (designated)							
Water Control Structures	3,216,063	119,000	119,000				3,335,063
Cambridge Desiltation Pond	2,967	(2,000)	0		(2,000)	OUT-Cambridge Desiltation Pond costs	967
Completion of Capital Projects	162,000	6,000	6,000				168,000
Conservation Areas Capital/Stabilization	8,111,029	(199,000)	301,000		(500,000)	OUT-Cons Area Capital costs	7,912,029
Gauges	890,910	(67,000)	33,000		(100,000)	OUT-Gauge costs	823,910
Capital Reserves (undesignated)							
General Capital	1,725,571	130,500	64,000	66,500		IN-Hydro Generation Revenue	1,856,071
Total Type A: GRCA Controlled	27,193,887	(754,600)	1,010,000	3,503,900	(5,268,500)		26,439,287
Type B: Reserves with Outside Control/Interest							
With MNRF Interest (Capital Reserves)							
Gravel	288,315	11,000	11,000				299,315
Land Sale Proceeds	23,708,711	(70,000)	880,000		-950,000	OUT-\$100K Demolition costs, \$850K Water Control Structure Projects	23,638,711
With School Board Interest (Operating Reserves)							
Apps' Mill Nature Centre	82,501	3,000	3,000				85,501
Laurel Creek Nature Centre	126,762	5,000	5,000				131,762
Guelph Lake Nature Centre	153,181	6,000	6,000				159,181
Taquanyah Nature Centre	25,102	1,000	1,000				26,102
Shade's Mills Nature Centre	87,014	3,000	3,000				90,014
Total Type B: Outside Control/Interest	24,471,586	909,000	909,000	0	0		25,380,586
TOTAL	\$51,665,473	154,400	\$1,919,000	\$3,503,900	(\$5,268,500)		\$51,819,873

Grand River Conservation Authority

CATEGORY 2 - WATERSHED SERVICES PROGRAM BREAKDOWN

BUDGET 2026

Programs & Services	Cost	Offsetting Funding	NET COST	Description of Offsetting Funding
Sub-watershed Services	\$ 318,000	\$ (135,000)	\$ 183,000	Municipal Funding
Conservation Services	\$ 1,561,200	\$ (893,200)	\$ 668,000	Municipal & Federal Funding
Water Quality	\$ 288,000	\$ (50,000)	\$ 238,000	Reserves
Watershed Sciences & Collaborative Planning *				
TOTAL	\$ 2,167,200	\$ (1,078,200)	\$ 1,089,000	

* Costs related to this activity integrated in the above listed programs and services.

**GRAND RIVER CONSERVATION AUTHORITY
STATEMENT OF OPERATIONS
BUDGET 2026**

APPENDIX G

	New Regulations Category	P&S Ref #	Budget 2025	Budget 2026
<u>REVENUE</u>				
<u>Municipal</u>				
Municipal Apportionment	Category 1	various	12,705,000	13,149,000
Memorandums of Understanding Apportionment	Category 2	various	1,052,000	1,089,000
Other	Category 1	various	-	-
Other	Category 2 & 3	various	946,000	960,000
Total Municipal			14,703,000	15,198,000
<u>Government Grants</u>				
MNRF Transfer Payments	Category 1	various	449,688	449,688
Source Protection Program-Provincial	Category 1	various	780,000	776,300
Other Provincial	Category 1	various	1,487,500	1,487,500
Other Provincial	Category 2	8	220,000	-
Other Provincial	Category 3	10	40,000	-
Federal	Category 1 & 2	various	208,000	83,200
Total Government Grants			3,185,188	2,796,688
<u>Self Generated</u>				
User Fees and Sales				
<i>Resource Planning</i>	Category 1	4	924,000	1,049,000
<i>Burford Operations & Planting Services</i>	Category 3	9	705,000	741,200
<i>Conservation Lands Income</i>	Category 3	14	71,000	71,000
<i>Timber Revenue</i>	Category 1	5	15,000	65,000
<i>Conservation Areas User Fees</i>	Category 3	14	11,400,000	12,000,000
<i>Environmental Education</i>	Category 3	11	600,000	610,000
Property Rentals	Category 3	12	3,150,000	3,208,000
Hydro Generation	Category 3	13	475,000	575,000
Land Sales	Category 1	5	-	-
Grand River Conservation Foundation	Category 1,2,3	various	197,000	80,000
Donations	Category 1,2,3	various	15,000	0
Investment Income	General Operating	7	2,300,000	2,050,000
Miscellaneous Income	various	various	-	-
Total Self-Generated Revenue			19,852,000	20,449,200
TOTAL REVENUE			37,740,188	38,443,888

**GRAND RIVER CONSERVATION AUTHORITY
STATEMENT OF OPERATIONS
BUDGET 2026**

APPENDIX G

	New Regulations Category	P&S Ref #	Budget 2025	Budget 2026
<u>EXPENSES</u>				
OPERATING				
Watershed Management	Category 1	1	864,100	915,700
Flood Forecasting and Warning	Category 1	2	1,116,000	1,183,600
Water Control Structures	Category 1	3	2,490,700	2,573,700
Resource Planning	Category 1	4	2,747,600	2,917,500
Conservation Lands Management	Category 1	5	3,020,900	3,110,200
Source Protection Program	Category 1	6	780,000	776,300
General Operating Expenses	General Operating	7	4,314,465	4,255,065
Watershed Services	Category 2	8	1,102,000	1,202,200
Burford Operations & Planting Services	Category 3	9	977,400	1,013,600
Conservation Services	Category 3	10	86,200	41,400
Environmental Education	Category 3	11	953,000	999,000
Property Rentals	Category 3	12	1,109,700	1,128,500
Hydro Production	Category 3	13	95,500	98,500
Conservation Areas	Category 3	14	10,540,000	11,198,600
Administrative Support	Category 3	15	1,293,900	1,239,523
Total Operating Expenses			31,491,465	32,653,388
MAJOR MAINTENANCE & EQUIPMENT				
Watershed Management	Category 1	1	110,000	60,000
Flood Forecasting and Warning	Category 1	2	190,000	190,000
Water Control Structures	Category 1	3	3,000,000	3,000,000
Conservation Areas	Category 3	13	2,000,000	2,000,000
Information Systems	General Operating	16	429,000	255,000
Motor Pool	General Operating	16	324,000	143,100
Total Major Maintenance & Equipment Expenses			6,053,000	5,648,100
SPECIAL PROJECTS				
Flood Forecasting and Warning	Category 1	2	250,000	-
Conservation Lands	Category 1	5	100,000	-
Watershed Services	Category 2	8	1,324,000	965,000
Conservation Services	Category 3	10	95,000	92,000
Environmental Education	Category 3	11	650,000	-
Total Special Projects Expenses			2,419,000	1,057,000
Total EXPENSES			39,963,465	39,358,488
Gross Surplus/(Defecit)			(2,223,277)	(914,600)
Prior Year Surplus Carryforward			498,777	100,000
Total Funding FROM Reserves (Funding)			6,773,000	6,218,500
Total Funding TO Reserves			(5,048,500)	(5,403,900)
Net Funding FROM/(TO) Reserves			1,724,500	814,600
NET SURPLUS			-	-

GRAND RIVER CONSERVATION AUTHORITY
P&S #1 - Watershed Management
BUDGET 2026

	Budget 2025	Budget 2026	Budget Change
			INCR/(DECR)
<u>Expenditures and Funding to Reserves</u>			
Compensation and Benefits	714,000	750,000	36,000
Administration Expenses	111,000	126,600	15,600
Other Operating Expenses	39,100	39,100	-
Total OPERATING Expenditures	864,100	915,700	51,600
Instrumentation	60,000	60,000	-
Water Quality Monitoring Equipment	50,000	-	(50,000)
Total CAPITAL Expenditures	110,000	60,000	(50,000)
TOTAL EXPENDITURES AND FUNDING TO RESERVES	974,100	975,700	1,600
<u>Funding</u>			
			(INCR)/DECR
Municipal			
Municipal Apportionment (levy)	861,600	913,200	(51,600)
Government Grants			
Other Provincial	37,500	37,500	-
Funding From Reserves			
Gauges	75,000	25,000	50,000
TOTAL FUNDING	974,100	975,700	(1,600)
Net Surplus/(Deficit)	-	-	-

GRAND RIVER CONSERVATION AUTHORITY
P&S #2 - Flood Forecasting and Warning
 BUDGET 2026

	Budget 2025	Budget 2026	Budget Change
			INCR/(DECR)
<u>Expenditures and Funding to Reserves</u>			
Compensation and Benefits	737,000	774,000	37,000
Administration Expenses	256,000	286,600	30,600
Other Operating Expenses	123,000	123,000	-
Total OPERATING Expenditures	1,116,000	1,183,600	67,600
Hardware	88,000	88,000	-
Stream Gauges	102,000	102,000	-
Total CAPITAL Expenditures	190,000	190,000	-
Floodplain Mapping Projects	250,000	-	(250,000)
Total SPECIAL PROJECT Expenditures	250,000	-	(250,000)
Total FUNDING to RESERVES	-	-	-
TOTAL EXPENDITURES AND FUNDING TO RESERVES	1,556,000	1,373,600	(182,400)
<u>Funding</u>			
			(INCR)DECR
Municipal			
Municipal Apportionment (levy)	1,116,662	1,184,262	(67,600)
Government Grants			
MNRF Transfer Payments	164,338	164,338	-
Funding From Reserves			
Floodplain Mapping Projects & Gauges	275,000	25,000	250,000
TOTAL REVENUE	1,556,000	1,373,600	182,400
Net Surplus/(Deficit)	-	-	-

GRAND RIVER CONSERVATION AUTHORITY
P&S #3 - Water Control Structures
 BUDGET 2026

	Budget 2025	Budget 2026	Budget Change
			INCR/(DECR)
<u>Expenditures and Funding to Reserves</u>			
Compensation and Benefits	1,770,000	1,859,000	89,000
Administration Expenses	49,200	49,200	-
Insurance	151,000	145,000	(6,000)
Property Taxes	175,700	175,700	-
Other Operating Expenses	344,800	344,800	-
Total OPERATING Expenditures	2,490,700	2,573,700	83,000
Total CAPITAL Expenditures	3,000,000	3,000,000	-
TOTAL EXPENDITURES AND FUNDING TO RESERVES	5,490,700	5,573,700	83,000
<u>Funding</u>			
			(INCR)/DECR
Municipal			
Municipal Apportionment (levy)	2,785,350	2,818,350	(33,000)
Government Grants			
MNRF Transfer Payments	285,350	285,350	-
Provincial	1,450,000	1,450,000	-
Federal	-	-	-
Funding From Reserves			
Water Control Structures/Water Mgmt Operating/Land Sale	970,000	1,020,000	(50,000)
TOTAL REVENUE AND FUNDING FROM RESERVES	5,490,700	5,573,700	(83,000)
Net Surplus/(Deficit)	-	-	-

GRAND RIVER CONSERVATION AUTHORITY
P&S #4 - Resource Planning
BUDGET 2026

	Budget 2025	Budget 2026	Budget Change
			INCR/(DECR)
<u>Expenditures and Funding to Reserves</u>			
Compensation and Benefits	2,435,000	2,457,000	22,000
Administration Expenses	257,900	305,800	47,900
Other Operating Expenses	54,700	154,700	100,000
Total OPERATING Expenditures	2,747,600	2,917,500	169,900
TOTAL EXPENDITURES AND FUNDING TO RESERVES	2,747,600	2,917,500	169,900
<u>Funding</u>			
			(INCR)/DECR
Municipal			
Municipal Apportionment (levy)	1,823,600	1,868,500	(44,900)
Self Generated			
Solicitor Enquiry Fees	70,000	70,000	-
Permit Fees	410,000	460,000	(50,000)
Plan Review Fees	444,000	519,000	(75,000)
TOTAL REVENUE	2,747,600	2,917,500	(169,900)
Net Surplus/(Deficit)	-	-	-

GRAND RIVER CONSERVATION AUTHORITY
P&S #5 - Conservation Lands Management
 BUDGET 2026

	Budget 2025	Budget 2026	Budget Change
			INCR/(DECR)
Expenditures and Funding to Reserves			
Compensation and Benefits	1,921,000	2,017,000	96,000
Administration Expenses	168,100	177,400	9,300
Insurance	65,000	66,000	1,000
Property Taxes	314,200	314,200	-
Other Operating Expenses	552,600	535,600	(17,000)
Total OPERATING Expenditures	3,020,900	3,110,200	89,300
Total CAPITAL Expenditures			
Land Purchases/Land Sale Expenses	-	-	-
Ecological Restoration	100,000	-	(100,000)
Total SPECIAL PROJECT Expenditures	100,000	0	(100,000)
Total FUNDING to RESERVES			
Forestry	-	-	-
Land Sale Proceeds	-	-	-
Total FUNDING to RESERVES	-	-	-
TOTAL EXPENDITURES AND FUNDING TO RESERVES	3,120,900	3,110,200	(10,700)
Funding (INCR)/DECR			
Municipal			
Municipal Apportionment (levy)	2,778,900	2,835,200	(56,300)
Municipal Other	-	-	-
Government Grants			
Provincial	-	-	-
Federal	-	-	-
Self Generated			
Forest Management	15,000	65,000	(50,000)
Land Sale Proceeds	-	-	-
Donations - Foundation	127,000	10,000	117,000
Donations - Other	-	-	-
Funding From Reserves			
Land Reserve (Demolitions/Land Sale Expenses)	100,000	100,000	-
Transition Reserve (Staffing)	100,000	100,000	-
TOTAL REVENUE	3,120,900	3,110,200	10,700
Net Surplus/(Deficit)	-	-	-

GRAND RIVER CONSERVATION AUTHORITY
P&S #6 - Source Protection Program
 BUDGET 2026

	Budget 2025	Budget 2026	Budget Change
			INCR/(DECR)
<u>Expenditures</u>			
Compensation and Benefits	625,000	613,000	(12,000)
Administration Expenses	45,000	53,300	8,300
Other Operating Expenses	50,000	50,000	-
Water Budget - Technical Studies	60,000	60,000	-
TOTAL EXPENDITURES	780,000	776,300	(3,700)
<u>Funding</u>			
			(INCR)/DECR
Government Grants			
Provincial	780,000	776,300	3,700
TOTAL FUNDING	780,000	776,300	3,700
Net Surplus/(Deficit)	-	-	-

GRAND RIVER CONSERVATION AUTHORITY
P&S #7 General Operating Expense
 BUDGET 2026

	Budget 2025	Budget 2026	Budget Change
			INCR/(DECR)
<u>Expenditures and Funding to Reserves</u>			
Compensation and Benefits	2,490,000	2,615,000	125,000
Administration Expenses	478,000	483,300	5,300
Insurance	298,000	268,300	(29,700)
Other Operating Expenses	1,118,465	958,465	(160,000)
LESS: Recovery of Corporate Services Expenses	(70,000)	(70,000)	-
Total OPERATING Expenditures	4,314,465	4,255,065	(59,400)
Interest Income	2,050,000	1,900,000	(150,000)
Stabilization Reserve-Category 1	-	-	-
Personnel Reserve	-	-	-
Building Reserve	-	-	-
Total FUNDING to RESERVES	2,050,000	1,900,000	(150,000)
TOTAL EXPENDITURES AND FUNDING TO RESERVES	6,364,465	6,155,065	(209,400)
<u>Funding</u>			
			(INCR)/DECR
Municipal			
Municipal Apportionment (levy)	3,338,888	3,529,488	(190,600)
Self Generated			
Investment Income	2,300,000	2,050,000	250,000
Miscellaneous	-	-	-
Funding From Reserves			
Personnel	65,000	65,000	-
Building	-	150,000	(150,000)
TOTAL REVENUE	5,703,888	5,794,488	(90,600)
Net Surplus/(Deficit)	(660,577)	(360,577)	(300,000)

GRAND RIVER CONSERVATION AUTHORITY
P&S #8 - Watershed Services - CAT 2
 BUDGET 2026

	Budget 2025	Budget 2026	Budget Change
			INCR/(DECR)
<u>Expenditures and Funding to Reserves</u>			
Compensation and Benefits	850,000	887,000	37,000
Administration Expenses	118,000	131,200	13,200
Other Operating Expenses	134,000	184,000	50,000
Total OPERATING Expenditures	1,102,000	1,202,200	100,200
RWQP Grants	800,000	800,000	-
Upper Grand Restoration		10,000	10,000
Waste Water Optimization Project	130,000	-	(130,000)
Species at Risk	70,000	70,000	-
Fresh Water Ecosystem Project	138,000	-	(138,000)
Water Management Plan (WQ)	90,000	-	(90,000)
Upper Blair Subwatershed Study	96,000	85,000	(11,000)
Total SPECIAL PROJECT Expenditures	1,324,000	965,000	(359,000)
Stabilization Reserve-Category 2	-	-	-
Total FUNDING to RESERVES	-	-	-
TOTAL EXPENDITURES AND FUNDING TO RESERVES	2,426,000	2,167,200	(258,800)
<u>Funding</u>			
			(INCR)/DECR
Municipal			
Memorandums of Understanding Apportionment	1,052,000	1,089,000	(37,000)
Municipal Other	946,000	945,000	1,000
Government Grants			
Other Provincial	220,000	-	220,000
Federal	208,000	83,200	124,800
Funding From Reserves			
Gauge Reserve	-	50,000	(50,000)
TOTAL REVENUE	2,426,000	2,167,200	258,800
Net Surplus/(Deficit)	-	-	-

GRAND RIVER CONSERVATION AUTHORITY
P&S #9 Burford Tree Nursery & Planting Services
 BUDGET 2026

	Budget 2025	Budget 2026	Budget Change
			INCR/(DECR)
<u>Expenditures and Funding to Reserves</u>			
Compensation and Benefits	306,000	321,000	15,000
Administration Expenses	15,400	16,600	1,200
Other Operating Expenses	656,000	676,000	20,000
Total OPERATING Expenditures	977,400	1,013,600	36,200
TOTAL EXPENDITURES AND FUNDING TO RESERVES	977,400	1,013,600	36,200
<u>Funding</u>			
			(INCR)/DECR
Government Grants			
Federal	-	-	-
Self Generated			
Burford Nursery	475,000	475,000	-
Landowner Contributions (Tree Planting)	230,000	266,200	(36,200)
Donations - Foundation			-
TOTAL REVENUE	705,000	741,200	(36,200)
Net Surplus/(Deficit)	(272,400)	(272,400)	-

GRAND RIVER CONSERVATION AUTHORITY
P&S #10 - Conservation Services
 BUDGET 2026

	Budget 2025	Budget 2026	Budget Change
			INCR/(DECR)
<u>Expenditures and Funding to Reserves</u>			
Compensation and Benefits	28,000	12,200	(15,800)
Administration Expenses	36,200	26,200	(10,000)
Other Operating Expenses	22,000	3,000	(19,000)
Total OPERATING Expenditures	86,200	41,400	(44,800)
Mill Creek Rangers Program	40,000	40,000	-
Species at Risk	-	-	-
Waterloo Wellington Children's Water Festival	-	7,000	7,000
Brant/Brantford Water Festival	45,000	45,000	-
Water Management Plan	10,000	-	(10,000)
Total SPECIAL PROJECT Expenditures	95,000	92,000	(3,000)
TOTAL EXPENDITURES AND FUNDING TO RESERVES	181,200	133,400	(47,800)
<u>Funding</u>			
			(INCR)/DECR
Municipal			
Municipal-Other	-	15,000	(15,000)
Government Grants			
Other Provincial	40,000	-	40,000
Self Generated			
Donations - Foundation	70,000	70,000	-
Donations - Other	15,000	-	15,000
Funding from Reserves			
Cambridge Desiltation	-	2,000	(2,000)
Transition Reserve	-	7,000	(7,000)
TOTAL REVENUE	125,000	94,000	31,000
Net Surplus/(Deficit)	(56,200)	(39,400)	(16,800)

GRAND RIVER CONSERVATION AUTHORITY
P&S #11 - Outdoor Environmental Education
 BUDGET 2026

	Budget 2025	Budget 2026	Budget Change
			INCR/(DECR)
<u>Expenditures and Funding to Reserves</u>			
Compensation & Benefits	672,000	706,000	34,000
Administration Expenses	68,000	74,000	6,000
Other Operating Expenses	213,000	219,000	6,000
Total OPERATING Expenditures	953,000	999,000	46,000
Guelph Lake Nature Centre	650,000	-	(650,000)
Total SPECIAL PROJECT Expenditures	650,000	-	(650,000)
TOTAL EXPENDITURES AND FUNDING TO RESERVES	1,603,000	999,000	(604,000)
<u>Funding</u>			
			(INCR)/DECR
Self Generated			
Donations - Foundation	-	-	-
Nature Centre Revenue - Schools	600,000	610,000	(10,000)
Nature Centre Revenue - Community	-	-	-
Funding from Reserves			
Transition Reserve	353,000	389,000	(36,000)
Land Sale Proceeds Reserve (GLNC)	650,000	-	650,000
TOTAL REVENUE	1,603,000	999,000	604,000
Net Surplus/(Deficit)	-	-	-

GRAND RIVER CONSERVATION AUTHORITY
P&S #12 - Property Rentals
BUDGET 2026

	Budget 2025	Budget 2026	Budget Change
			INCR/(DECR)
<u>Expenditures and Funding to Reserves</u>			
Compensation and Benefits	473,000	497,000	24,000
Administration Expenses	35,000	36,800	1,800
Other Operating Expenses	601,700	594,700	(7,000)
Total OPERATING Expenditures	1,109,700	1,128,500	18,800
Property Rentals	-	50,000	50,000
Total FUNDING to RESERVES	-	50,000	50,000
TOTAL EXPENDITURES AND FUNDING TO RESERVES	1,109,700	1,178,500	68,800
<u>Funding</u>			
			(INCR)/DECR
Self Generated			
Belwood	1,087,000	1,110,000	(23,000)
Conestogo	1,302,000	1,329,000	(27,000)
Agricultural	270,000	280,000	(10,000)
Residential	115,000	86,000	29,000
Miscellaneous	376,000	403,000	(27,000)
Funding FROM Reserves			
Cottage Lot Program	-	-	-
TOTAL REVENUE	3,150,000	3,208,000	(58,000)
Net Surplus/(Deficit)	2,040,300	2,029,500	10,800

GRAND RIVER CONSERVATION AUTHORITY
P&S #13 - Hydro Production
BUDGET 2026

	Budget 2025	Budget 2026	Budget Change
			INCR/(DECR)
<u>Expenditures and Funding to Reserves</u>			
Compensation and Benefits	70,000	73,000	3,000
Other Operating Expenses	25,500	25,500	-
Total OPERATING Expenditures	95,500	98,500	3,000
General Capital	66,500	66,500	-
Total FUNDING to RESERVES	66,500	66,500	-
TOTAL EXPENDITURES AND FUNDING TO RESERVES	162,000	165,000	3,000
<u>Revenue</u>			
			(INCR)/DECR
Self Generated			
Hydro Production-Belwood	315,000	315,000	-
Hydro Production-Conestogo	105,000	205,000	(100,000)
Hydro Production-Guelph	40,000	40,000	-
Hydro Production-Elora	15,000	15,000	-
TOTAL REVENUE	475,000	575,000	(100,000)
Net Surplus/(Deficit)	313,000	410,000	(97,000)

GRAND RIVER CONSERVATION AUTHORITY
P&S #14 - Conservation Areas
BUDGET 2026

	Budget 2025	Budget 2026	Budget Change
			INCR/(DECR)
<u>Expenditures and Funding to Reserves</u>			
Compensation and Benefits	6,117,000	6,423,000	306,000
Administration Expenses	253,000	303,800	50,800
Property Tax	65,000	65,000	-
Other Operating Expenses	4,105,000	4,406,800	301,800
Total OPERATING Expenditures	10,540,000	11,198,600	658,600
Total CAPITAL Expenditures	2,000,000	2,000,000	-
Conservation Area Reserve	-	-	-
Total FUNDING to RESERVES	-	-	-
TOTAL EXPENDITURES AND FUNDING TO RESERVES	12,540,000	13,198,600	658,600
<u>Funding</u>			
			(INCR)/DECR
Government Grants			
Federal	-	-	-
Self Generated			
Brant	1,300,000	1,370,000	(70,000)
Byng Island	1,050,000	1,110,000	(60,000)
Belwood Lake	375,000	375,000	-
Conestogo Lake	600,000	600,000	-
Elora Gorge	2,400,000	2,650,000	(250,000)
Elora Quarry	350,000	450,000	(100,000)
Guelph Lake	1,650,000	1,750,000	(100,000)
Laurel Creek	700,000	700,000	-
Pinehurst Lake	975,000	975,000	-
Rockwood	1,475,000	1,475,000	-
Shade's Mills	525,000	545,000	(20,000)
Total Fee Revenue	11,400,000	12,000,000	(600,000)
Donations-Foundation	-	-	-
Donations - Other	-	-	-
Miscellaneous Income (Luther)	71,000	71,000	-
Funding From Reserves			
Gravel	-	-	-
Conservation Areas - Capital Projects	500,000	500,000	-
TOTAL REVENUE	11,971,000	12,571,000	(600,000)
Net Surplus/(Deficit)	(569,000)	(627,600)	58,600

GRAND RIVER CONSERVATION AUTHORITY
P&S #15 - Administrative Support - CATEGORY 3
 BUDGET 2026

	Budget 2025	Budget 2026	Budget Change
			INCR/(DECR)
<u>Expenditures and Funding to Reserves</u>			
Compensation and Benefits	706,000	691,000	(15,000)
Administration Expenses	139,400	145,800	6,400
Insurance	208,500	190,000	(18,500)
Other Operating Expenses	240,000	212,723	(27,277)
LESS: Recovery of Corporate Services Expenses			-
Total OPERATING Expenditures	1,293,900	1,239,523	(54,377)
Stabilization Reserve-Category 3	-	-	-
Total FUNDING to RESERVES	-	-	-
TOTAL EXPENDITURES AND FUNDING TO RESERVES	1,293,900	1,239,523	(54,377)
<u>Funding</u>			
Self Generated			
Miscellaneous	-	-	-
TOTAL REVENUE	-	-	-
Net Surplus/(Deficit)	(1,293,900)	(1,239,523)	(54,377)

GRAND RIVER CONSERVATION AUTHORITY
Supplementary Information - Information Systems and Motor Pool
 BUDGET 2026

	Budget 2025	Budget 2026	Budget Change
			INCR/(DECR)
Expenditures			
Information Management			
Compensation and Benefits	1,394,000	1,464,000	70,000
Administrative Expenses	25,500	36,900	11,400
Software and Hardware Maintenance	187,500	187,500	-
Supplies and Services	54,000	54,000	-
Total OPERATING Expenditures	1,661,000	1,742,400	81,400
Capital Expenses	300,000	300,000	-
LESS Internal Charges	(1,532,000)	(1,787,400)	(255,400)
NET Unallocated Expenses	429,000	255,000	(174,000)
Motor Pool			
Compensation and Benefits	330,000	346,000	16,000
Administrative Expenses	26,000	27,600	1,600
Insurance	63,000	64,500	1,500
Motor Pool Building and Grounds Maintenance	10,000	10,000	-
Equipment, Repairs and Supplies	336,000	336,000	-
Fuel	284,000	284,000	-
Total OPERATING Expenditures	1,049,000	1,068,100	19,100
Capital Expenses	675,000	675,000	-
LESS Internal Charges	(1,400,000)	(1,600,000)	(200,000)
NET Unallocated Expenses	324,000	143,100	(180,900)
TOTAL EXPENDITURES	753,000	398,100	(354,900)
Funding			
TOTAL REVENUE	-	-	-
Gross Surplus (Deficit)	(753,000)	(398,100)	354,900
Funding From Reserves	3,685,000	3,785,500	(100,500)
Funding to Reserves	(2,932,000)	(3,387,400)	(455,400)
Net Surplus/(Deficit)	-	-	-

From: ajay.persaud@ontario.ca
To: scottw@wellington.ca; jennifera@wellington.ca; sourcewater@centrewellington.ca; kdavis@centrewellington.ca;
kbelan@regionofwaterloo.ca; rmo@regionofwaterloo.ca; efisher@grandriver.ca; grca@grandriver.ca; sdahmer@grandriver.ca;
[Justine Brotherston](mailto:Justine.Brotherston); emily.stahl@guelph.ca; Albanie.Douglas@guelph.ca
Cc: ajay.persaud@ontario.ca
Subject: Notification of Application for Permit to Take Water
Date: Tuesday, December 30, 2025 3:11:00 PM

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This E-mail message has been sent to you as a result of the requirements of Ontario's new Water Taking and Transfer Regulation (O.Reg 387/04). The regulation requires that the Ministry of the Environment and Climate Change notify municipalities and conservation authorities of applications for Permits to Take Water to withdraw water from locations within their jurisdiction.

You may examine the wording of the new Regulation online at the following web site:

http://www.e-laws.gov.on.ca/html/regs/english/elaws_regs_040387_e.htm

Notification of Application for Permit to Take Water

Ministry Reference Number:
2545-DNYR76

Applicant:

Cox Construction Limited
NA
Post Office BoxNo. 427
Guelph, Ontario
N1E 6Y9

Location of Water Taking(s):
6711 Laird Road
6711 Laird Rd Lot 10 Concession 4
Puslinch Township, County of Wellington

Ministry of the Environment Region:
West Central

Description:

This proposal is for a renewal of Permit To Take Water No. 3713-C5BKY7 for the purpose of aggregate washing for Cox Construction Limited. Details of the water taking are as follows:

Permit type: Renewal

Source Name: Dougout Pond
Purpose: aggrgate washing
Maximum rate per minute (Litres): 4,164
Maximum number of hours of taking per day: 12
Maximum Volume of taking per day (Litres): 2,998,037
Maximum number of days of taking in a year: 228
Period of taking: April 1 to November 15 for 10 years

There are 3 categories of a Permit to Take Water:

Category 1: water takings are anticipated to have a lower risk of causing an unacceptable environmental impact/interference

Category 2: water takings are anticipated to having a higher potential of causing unacceptable environmental impact or interference

Category 3: water takings are anticipated to have the highest potential of causing unacceptable environmental impactor interference

The proposed water taking qualifies as a Category 3 permit.

Permit type:

Renewal of Permit Number 3713-C5BKY7

Length of Taking:

10 years

Table A

Source Information and Water Taking Amount Applied For

	Source Name / Description:	Source: Type:	Taking Specific Purpose:	Taking Major Category:	Max. Taken per Minute (litres):	Max. Num. of Hrs Taken per Day:	Max. Taken per Day (litres):	Max. Num. of Days Taken per Year:	Zone/ Easting/ Northing:
1	Source Pond	Pond Dugout	Aggregate Washing	Industrial	4,164	12	2,998,037	228	17 560332 4814054
Total Taking:							2,998,037		

Comments should be directed to the following Contact Person:

Ajay Persaud

Ministry of the Environment

This E-mail message has been sent to you as a result of the requirements of Ontario Regulation 387/04. It is the responsibility of the municipality or Conservation Authority to determine the appropriate staff person to whom this notification should be forwarded. If you wish to have subsequent notification sent to a different person within your organization, please respond to this E-mail message with an alternate E-mail address and contact name. It is the responsibility of the municipality or conservation authority to ensure that any changes to the alternate E-mail address are reported to the Ministry.

Please note that any comments, concerns, or questions must be received by the Ministry within 30 days of the date of this message.

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2026-001

A by-law to provide for an interim tax levy for 2026 and the collection thereof

WHEREAS pursuant to Section 317 of the *Municipal Act, S.O. 2001, c. 25*, as amended, the Council of a local municipality, before the adoption of estimates for the year, may pass a by-law levying amounts on the assessment of property in the local municipality rateable for local municipality purposes; and

WHEREAS the County of Wellington has not adopted estimates of all sums required by the County of Wellington for the 2026 year, and the 2026 tax rates for school purposes for all property classes have not been finalized; and

WHEREAS Section 317 of the *Municipal Act, 2001, S.O. 2001, c. 25*, as amended provides for an interim levy on the assessment of real property in the municipality rateable for local municipality purposes, of a sum not exceeding fifty (50) percent of the total amount of taxes for municipal and school purposes levied on a property for the previous year; and

WHEREAS Section 317 of the *Municipal Act, 2001, S.O. 2001, c. 25*, as amended, provides for the adjustment in the calculation of the taxes for the previous year for the purposes of calculating an interim levy; and

WHEREAS Section 317 of the *Municipal Act, 2001, S.O. 2001, c. 25*, as amended provides for an interim levy on the assessment for real property added to the tax roll for the current year that was not on the assessment roll in the previous year; and

WHEREAS The Council of the Corporation of the Township of Puslinch deems it appropriate to provide for such interim levy on the assessment of property in this municipality; and

WHEREAS pursuant to Section 342 of the *Municipal Act, S.O. 2001, c. 25*, as amended, Council is authorized to pass by-laws providing for the payment of taxes by installments and the date or dates in the year for which the taxes are imposed on which the taxes or installments are due; and

WHEREAS pursuant to Section 345 of the *Municipal Act, S.O. 2001, c. 25*, as amended, a local municipality is authorized to pass by-laws to impose late payment charges for the non-payment of taxes or any installment by the due date.

NOW THEREFORE the Council of the Corporation of the Township of Puslinch enacts as follows:

1. That an amount shall be levied on the assessment as per the 2025 final assessment roll for 2026 taxation purposes equal to 50% of the total amount of taxes for municipal and school purposes levied for the previous year.
2. For the purposes of calculating the amount of total taxes for the year 2025 under Section 1 of this by-law, if any taxes for municipal and school purposes were levied on a property for only part of 2025 because assessment was added to the tax roll during 2025, an amount shall be calculated as equal to the 2025 taxes that would have been levied on the property if taxes for municipal and school purposes had been levied for the entire year.
3. All taxes levied under this by-law shall be payable into the hands of the Treasurer in accordance with the provisions of this by-law.
4.
 - (1) The Treasurer shall add a percentage as a penalty for default of payment of the installments in accordance with By-law No. 001/14, as amended.
 - (2) The Treasurer shall also add a percentage charge as interest for default of payment of the installments in accordance with By-law No. 001/14, as amended.

5. The levies imposed under Section 1 of this by-law shall be due and payable in two installments as follows:
 - (1) The 27th day of February, 2026; and
 - (2) The 30th day of April, 2026
6. The Treasurer is hereby authorized to mail every tax notice or cause the same to be mailed to the address of the residence or place of business of each person taxed unless directed otherwise by the taxpayer or agent of the taxpayer, as provided by the *Municipal Act, 2001*, as amended.
7. The subsequent levy for the year 2026 made under the *Municipal Act, 2001*, as amended, shall be reduced by the amount raised by the interim levy imposed pursuant to this by-law.
8. The Treasurer is hereby authorized to accept part payment from time to time on account of any taxes due and to give a receipt for such a part payment, provided that acceptance of any such part payment does not affect the collection of any percentage charge imposed and collectable under the provision of By-law No. 001/14, as amended, in respect of non-payment of any taxes or any class of taxes or of any installment thereof.
9. There may be added to the tax roll all or any arrears of charges, fees, costs or other expenses as may be permitted by Provincial legislation and such arrears of charges, fees, costs or other expenses shall be deemed to be taxes, collected as taxes, or collected in the same manner as municipal taxes, or dealt with in such fashion as may be specifically authorized by applicable statute.
10. Where current realty taxes being levied are paid pursuant to the Township's pre-authorized tax payment plan, such taxes shall be payable in accordance with the pre-authorized tax payment plan and shall, under the terms of that payment plan, be exempt from any penalty incurred pursuant to Section 4 of this by-law, provided that payment is being made pursuant to the terms of the payment plan.
11. Nothing in this by-law shall prevent the Treasurer from proceeding at any time with the collection of any tax, or any part thereof, in accordance with the provisions of the applicable statutes and bylaws governing the collection of taxes.
12. If any section or portion of this by-law is found by a court of competent jurisdiction to be invalid, it is the intent of Council for the Township that all remaining sections and portions of this by-law continue in force and effect.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 21st DAY OF JANUARY 2026.

James Seeley, Mayor

Justine Brotherston, Municipal Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2026-002

Being a by-law to authorize the entering into an Agreement with the Ministry of the Solicitor General, Office of the Fire Marshal of Ontario for the Fire Protection Grant.

WHEREAS the *Municipal Act*, S.O.2001, c.25 authorizes a municipality to enter into Agreements;

AND WHEREAS the *Municipal Act*, S.O. 2001, c.25 authorizes a municipality to delegate authority in accordance with the provisions in the *Municipal Act*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch deems it appropriate to enter into an Agreement with the Ministry of the Solicitor General, Office of the Fire Marshal of Ontario for the Fire Protection Grant;

AND WHEREAS the Council for the Corporation of the Township of Puslinch deems it expedient to delegate authority to the Chief Administrative Officer to execute on behalf of the Township amendments to the Agreement that have no budgetary impact;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the Corporation of the Township of Puslinch enter into an Agreement with the Ministry of the Solicitor General, Office of the Fire Marshal of Ontario for the Fire Protection Grant.
2. That the Mayor and Municipal Clerk are hereby authorized to execute the Agreement.
That the Chief Administrative Officer be authorized to execute on behalf of the
3. Township amendments to the Agreement that have no budgetary impact.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 21st DAY OF JANUARY 2026.

James Seeley, Mayor

Justine Brotherston, Municipal Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2026-003

Being a by-law to confirm the proceedings of the Council of the Corporation of the Township of Puslinch at its Council meeting held on January 21, 2026.

WHEREAS by Section 5 of the *Municipal Act, 2001, S.O. 2001, c.25* the powers of a municipal corporation are to be exercised by its Council;

AND WHEREAS by Section 5, Subsection (3) of the *Municipal Act*, a municipal power including a municipality's capacity, rights, powers and privileges under section 8, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Township of Puslinch at its Council meeting held on January 21, 2026, be confirmed and adopted by By-law;

NOW THEREFORE the Council of the Corporation of the Township of Puslinch hereby enacts as follows:

- 1) The action of the Council of the Corporation of the Township of Puslinch, in respect of each recommendation contained in the reports of the Committees and each motion and resolution passed and other action taken by the Council at said meeting are hereby adopted and confirmed.
- 2) The Head of Council and proper official of the Corporation are hereby authorized and directed to do all things necessary to give effect to the said action of the Council.
- 3) The Head of Council and the Clerk are hereby authorized and directed to execute all documents required by statute to be executed by them, as may be necessary in that behalf and the Clerk authorized and directed to affix the seal of the said Corporation to all such documents.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 21 DAY OF JANUARY 2026.

James Seeley, Mayor

Justine Brotherston, Municipal Clerk