



**MINUTES**

**DATE:** December 2, 2020

**CLOSED MEETING:** Directly following Section 12 By-laws

**REGULAR MEETING:** 2:00 P.M.

The December 2, 2020 Regular Council Meeting was held on the above date and called to order at 2:00 p.m. via electronic participation.

1. **CALL THE MEETING TO ORDER**

2. **ROLL CALL**

**ATTENDANCE:**

Councillor Sara Bailey  
Councillor Matthew Bulmer  
Councillor Jessica Goyda  
Councillor John Sepulis  
Mayor James Seeley

**STAFF IN ATTENDANCE:**

1. Glenn Schwendinger, CAO/Clerk
2. Mike Fowler, Director of Public Works, Parks and Facilities
3. Mary Hasan, Director of Finance/Treasurer
4. Courtenay Hoytfox, Deputy Clerk

3. **MOMENT OF REFLECTION**

4. **CONFIRMATION OF THE AGENDA**

**Resolution No. 2020-352:**

Moved by Councillor Sepulis and  
Seconded by Councillor Bailey

**That Council approves the December 2, 2020 Agenda as circulated; and**

**That Council approves the additions to the agenda as follows:**

**4.1.1 Consent Item 6.1.3 Revised October 13, 2020 Committee of Adjustment Minutes.**

**4.1.2 Correspondence item 10.8 Association of Municipalities of Ontario RE Bill 229, Schedule 6 (CA Act) Proposed Amendments.**

**4.1.3 Closed Session Item 13.2 Confidential Report from Meagan Ferris, County of Wellington Planner and Kevin Thompson, Smith Valeriote Law Firm LLP, regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – LPAT Appeal PL200037.**

**CARRIED**

5. **DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF:**

None

6. **CONSENT AGENDA**

6.1 Adoption and Receipt of the Minutes of the Previous Council and Committee Meetings:

6.1.1 November 18, 2020 Electronic Participation Council Meeting Minutes

6.1.2 November 25, 2020 Electronic Participation Budget Meeting Minutes

- 6.1.3 Revised October 13, 2020 Committee of Adjustment Minutes
- 6.1.4 October 13, 2020 Planning and Development Advisory Committee Minutes
- 6.2 Township of Essa Resolution Proposed Amendments to Conservation Authority Act RE Bill 229
- 6.3 Conservation Halton Board of Directors - Proposed Amendments to the Conservation Authority Act and Planning Act Bill 229
- 6.4 Conservation Halton Letter to Ontario Premier RE Bill 229
- 6.5 Grey Highlands Resolution RE Bill 229
- 6.6 Township of Huron-Kinloss Resolution - Unauthorized Car Rally
- 6.7 Township of Huron-Kinloss Resolution RE Bill 124 Municipal Insurance Policy
- 6.8 Fort Erie Resolution - Radial Separation of Cannabis Stores
- 6.9 Township of Huron-Kinloss Resolution - Cannabis Production and Land Use Regulation
- 6.10 Municipality of Chatham-Kent Resolution for Regulations Governing Retail Cannabis Stores
- 6.11 Municipality of Chatham-Kent Resolution for Illicit Cannabis Operations
- 6.12 Municipality of Chatham-Kent Resolution for Cannabis Production Facilities
- 6.13 Municipality of Chatham-Kent Resolution for Cannabis Production Regulations
- 6.14 Township of Huron-Kinloss Resolution - Regulation of Cannabis Retail Stores

**Resolution No. 2020-353:**

Moved by Councillor Sepulis and  
Seconded by Councillor Bailey

**That the Consent Agenda items with the exception of items 6.4, listed for DECEMBER 2, 2020 Council meeting be received for information; and**

**That Consent Agenda Items 6.4, be moved to Section 10 - Correspondence for consideration.**

**CARRIED**

**7. DELEGATIONS:**

2:05pm – None

**8. PUBLIC MEETINGS:**

8.1 December 16, 2020 Public Meeting held by electronic participation at 7:00 p.m.

**Kennel Housekeeping Amendment**

THE PURPOSE AND EFFECT of the application is to amend Township of Puslinch Zoning By-law 023/18 to rezone the lands from Agricultural to an Agricultural (A-\_\_\_) Site Specific Zone to permit a dog kennel. These are Township initiated “housekeeping” amendments that affect specified lands in the Township of Puslinch.

**Diodoro Enterprises**

THE PURPOSE AND EFFECT of the proposed Official Plan Amendment is to re-designate a portion of the Victoria Park Valley Golf Club from the Recreational designation to the Secondary Agriculture designation to facilitate a future vacant lot severance. The Zoning By-law Amendment proposes to amend the Township of Puslinch New Comprehensive Zoning By-law 23-2018 to rezone a portion of the lands from Resort Commercial – RC(sp51) to Agricultural (A) Zone to permit the development of a single detached residential dwelling.

**9. REPORTS:**

**9.1 Puslinch Fire and Rescue Services**

9.1.1 None

**9.2 Finance Department**



9.2.1 None

### 9.3 Administration Department

9.3.1 Report ADM-2020-046 Amending Agreement - Automatic Aid

**Resolution No. 2020-354:**

Moved by Councillor Sepulis and  
Seconded by Councillor Goyda

**That Report ADM-2020-046 regarding Amending Agreement - Automatic Aid be received; and**

**THAT the Township of Puslinch Council give 3 readings to Bylaw 2020-056 being a bylaw to authorize the Mayor and Clerk to sign the Automatic Aid Amending Agreement dated November 25, 2020 to extend service until December 31, 2021.**

**CARRIED**

9.3.2 Report ADM-2020-047 Township Broadband Strategy Report

**Resolution No. 2020-355:**

Moved by Councillor Sepulis and  
Seconded by Councillor Bailey

**THAT the Township of Puslinch Council receive for information the Township of Puslinch Broadband Strategy Report and Presentation by Clearcable; and**

**THAT The Township of Puslinch Council receive the letter of support from the Puslinch Highspeed Internet Committee; and**

**THAT the Township of Puslinch receives the Broadband Strategy Report for information, and that staff report back with funding options for the implementation of the Recommendations; and**

**That Council direct staff to report back on how the proposed Telecom Coordinator position can be structured and funded.**

**Resolution No. 2020-356:**

Moved by Councillor Sepulis and  
Seconded by Councillor Bulmer

**That the Mayor and CAO be delegated the authority to sign letters of support for ISPs requesting such letters when applying for Provincial or Federal project funding.**

**CARRIED**

**Resolution No. 2020-357:**

Moved by Councillor Sepulis and  
Seconded by Councillor Goyda

**Whereas the County has provided funding to the SWIFT Internet Funding Program; and**

**Whereas the Township of Puslinch has developed a strategy through its study to provide improved internet service to its residents which involves the hiring of an Telecom Coordinator at a cost of approximately \$8,000 per month for 24 months;**

**Be it resolved that the Township requests the County to assist the with funding, being at least \$96,000, of the cost of this position; and**

**That the Township Broadband Strategy Report be provided to the County to assist with their deliberations on this matter.**

**CARRIED**



9.3.3 Report ADM-2020-048 Proposed Parking By-law Update

**Resolution No. 2020-358:**

Moved by Councillor Bulmer and  
Seconded by Councillor Goyda

**That Report ADM-2020-048 regarding the Parking By-law Updated and Proposed Parking Enforcement Strategy be received; and**

**That Council direct staff as follows:**

- **Remove Old Brock Road from Schedule E and liaise with the Aberfoyle Public School to determine no-parking times and add Old Brock Road to Schedule I**
- **Investigate no-parking restrictions for commercial vehicles with the By-law Enforcement Officer and if required add Currie Drive Ochs Drive, Winer Court and Laing Court to Schedule E**
- **Add Watson Road South, top of Corwhin Hill on the east side of the road be added Schedule E and F**
- **That Calfass Road on Schedule E be revised to Victoria Street to Concession 7**

**CARRIED**

9.3.4 Report ADM-2020-049 Site Plan Control Fees

**Resolution No. 2020-359:**

Moved by Councillor Bulmer and  
Seconded by Councillor Sepulis

**That Report ADM-2020-049 regarding the Site Plan Control Fees be received; and**

**That Council supports the staff recommendation that the two-tier fee structure as identified in the User Fees and Charges By-law 2019-069, continue to be utilized for Site Plan Control Applications.**

**CARRIED**

**9.4 Planning and Building Department**

9.4.1 None

**9.5 Emergency Management**

9.5.1 None

**9.6 Roads and Parks Department**

9.6.1 None

**9.7 Recreation Department**

9.7.1 None

**10. CORRESPONDENCE:**

10.1 2019 Groundwater Monitoring Report - CBM Puslinch Pit License No. 17600 and Review prepared by Harden Environmental Services Ltd.

**Resolution No. 2020-360:**

Moved by Councillor Bailey and  
Seconded by Councillor Goyda

**That Council receive Correspondence item 10.1 regarding 2019 Groundwater Monitoring Report - CBM Puslinch Pit License No. 17600 and Review prepared by Harden Environmental Services Ltd.**

**CARRIED**

10.2 2019 Annual Monitoring Report Dufferin Aggregates Aberfoyle Pit No. 2 and Review prepared by Harden Environmental Services Ltd.

**Resolution No. 2020-361:** Moved by Councillor Sepulis and  
Seconded by Councillor Bulmer

**That Council receive Correspondence item 10.2 regarding 2019 Annual Monitoring Report Dufferin Aggregates Aberfoyle Pit No. 2 and Review prepared by Harden Environmental Services Ltd.**

**CARRIED**

10.3 2019 Groundwater Monitoring Report – CBM Neubauer Pit License No. 625284 and Review prepared by Harden Environmental Services Ltd

**Resolution No. 2020-362:** Moved by Councillor Sepulis and  
Seconded by Councillor Bailey

**That Council receive Correspondence item 10.3 regarding 2019 Groundwater Monitoring Report – CBM Neubauer Pit License No. 625284 and Review prepared by Harden Environmental Services Ltd.**

**CARRIED**

10.4 2019 Groundwater Monitoring Report- Roszell Road Pit License No. 625189 and Review prepared by Harden Environmental Services Ltd

**Resolution No. 2020-363:** Moved by Councillor Sepulis and  
Seconded by Councillor Bailey

**That Council receive Correspondence item 10.4 regarding 2019 Groundwater Monitoring Report- Roszell Road Pit License No. 625189 and Review prepared by Harden Environmental Services Ltd.**

**CARRIED**

**Resolution No. 2020-364:** Moved by Councillor Sepulis and  
Seconded by Councillor Bulmer

**That the letter prepared by Harden Environmental Services Ltd on November 25 as well as the April 9 letter be forwarded to CBM requesting their response including the following:**

**Prior to excavating Lake C**

**(a) preparation of an updated impact assessment on local water supply and private ponds in the area south and east of Lake C; and**

**(b) undertaking a review of construction and an evaluation of the effectiveness of the hydraulic barrier**

**(c) Development a complaint process**

1. **Assessing the threshold exceedances at SW8 and that a copy of the related Action Plan be provided to the Township;**
2. **That CBM provide the results of SW6 and SW12 to the Township;**
3. **That CBM provide an ecologically based assessment protocol in lieu of threshold temperature; and**

**Request CBM to cease below water table extraction in Pond C until the concerns as identified have been resolved; and**

**That the resolution be forwarded to the Ministry of Natural Resources and Forestry and the Grand River Conservation Authority**

**CARRIED**

10.5 Grand River Conservation Authority - Proposed Amendments to the Conservation Authorities Act through Bill 229

10.6 Grand River Conservation Authority Correspondence to Municipalities RE Bill 229 & Letter to the Province RE Bill 229

10.7 Hamilton Conservation Authority Letter to Province Re Schedule 6 of Bill 229

10.8 Association of Municipalities of Ontario RE Bill 229, Schedule 6 (CA Act) Proposed Amendments

6.4 Conservation Halton Letter to Ontario Premier RE Bill 229 (Consent Agenda Item)

**Resolution No. 2020-365:**

Moved by Councillor Sepulis and  
Seconded by Councillor Goyda

**That Council receive Correspondence items 10.5, 10.6, 10.7, and 10.8 and Consent Agenda item 6.4 regarding the Proposed Amendments to the Conservation Authorities Act through Bill 229 be received; and**

**Whereas the Township of Puslinch Council has been copied on the following correspondence related to proposed amendments to the Conservation Authorities Act (CA Act), contained in Schedule 6, Bill 229**

- (a) Conservation Halton Letter to Ontario Premier dated Nov. 17, 2020**
- (b) Hamilton Conservation Authority to Ontario Premier and Ministers dated Nov. 23, 2020**
- (c) Grand River Conservation Authority to Ontario Premier dated Nov. 24, 2020; and**

**Whereas Council at its meeting of Nov. 18 passed the following motion**

**GIVEN THAT The Township of Puslinch does not want to see an increased risk to public safety, or increased liabilities to the Province, municipalities, and conservation authorities. Nor does the Township of Puslinch want more red tape, disruption and ultimately delays in helping the government achieve its goal of economic recovery; and**

**GIVEN the time sensitive nature of this Bill, we encourage the Province to consult with Municipalities and Conservation Authorities in an expedient manner; and**

**GIVEN that the Township of Puslinch feels that there are better solutions to deal with actual and perceived issues.**

**BE IT RESOLVED THAT The Township of Puslinch respectfully requests the Province to withdraw Schedule 6 from Bill 229 until a more thorough analysis of the appropriate solutions**

can take place, with more clarity on what problems were identified through the consultation process. The Township of Puslinch also encourage the Province to engage with municipalities and Conservation Authorities as the Province works on regulations that will eventually define the various Conservation Authorities Act clauses. The Township of Puslinch feels this is critical to ensure that the focus and performance of Conservation Authorities is actually improved where required.

**FURTHER** that this resolution be forwarded to the Premier, the Minister of the Environment, Conservation and Parks, the Minister of Municipal Affairs and Housing, the Minister of Natural Resources and Forestry, Minister of Finance, Conservation Ontario, MPP Ted Arnott, and all Ontario Municipalities.

Be it resolved that the Township of Puslinch Council supports the views expressed in the above noted letters from Conservation Halton, the Hamilton Conservation Authority and the Grand River Conservation Authority who provide vital services to the Township of Puslinch; and

**FURTHER** that this resolution be forwarded to the Premier, the Minister of the Environment, Conservation and Parks, the Minister of Municipal Affairs and Housing, the Minister of Natural Resources and Forestry, Minister of Finance, Conservation Ontario, MPP Ted Arnott, AMO, ROMA and all Ontario Municipalities.

**CARRIED**

**11. COUNCIL REPORTS:**

11.1 Mayor' Updates

11.2.1 None

11.2 Council Member Reports

11.2.1 None

**12. BY-LAWS:**

12.1 BL2020-056 Being a By-law to enter into an Automatic Aid Agreement with the Corporation of the City of Cambridge

**Resolution No. 2020-366:**

Moved by Councillor Sepulis and  
Seconded by Councillor Bailey

**That the following By-laws be taken as read three times and finally passed in open Council:**

**BL2020-056 Being a By-law to enter into an Automatic Aid Agreement with the Corporation of the City of Cambridge.**

**CARRIED**

**13. CLOSED SESSION:**

Council was in closed session from 4:15 p.m. to 4:52 p.m.

The Deputy Clerk stopped the recording and removed all public attendees from the webinar. The webinar was then 'locked' so no new participants are able to join.

**Resolution No. 2020-367:**

Moved by Councillor Bulmer and  
Seconded by Councillor Sepulis

**That Council shall go into closed session under Section 239 of the Municipal Act for the purpose of:**

**13.1 Adoption and receipt of Minutes of the Previous Closed Meeting**

**13.1.1 November 18, 2020 Closed Meeting**



**13.2 Confidential Report from Meagan Ferris, County of Wellington Planner and Kevin Thompson, Smith Valeriotte Law Firm LLP, regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – LPAT Appeal PL200037.**

**13.3 Confidential Report 2020-ADM-051 from Courtenay Hoytfox, Deputy Clerk regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose – Kennel Housekeeping Amendment Update.**

**CARRIED**

**Resolution No. 2020-368:** Moved by Councillor Sepulis and  
Seconded by Councillor Goyda

**THAT Council moves into open session at 4:52 p.m.**

**CARRIED**

Council resumed into open session at 4:52 p.m.

**Resolution No. 2020-369:** Moved by Councillor Sepulis and  
Seconded by Councillor Bailey

**That Council receives the:**

**13.1 Adoption and receipt of Minutes of the Previous Closed Meeting  
13.1.1 November 18, 2020 Closed Meeting**

**13.2 Confidential Report from Meagan Ferris, County of Wellington Planner and Kevin Thompson, Smith Valeriotte Law Firm LLP, regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – LPAT Appeal PL200037.**

**13.3 Confidential Report 2020-ADM-051 from Courtenay Hoytfox, Deputy Clerk regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose – Kennel Housekeeping Amendment Update; and**

**THAT the Township accept the draft Zoning By-law Amendment presented to Council in its Closed Meeting on December 2, 2020;**

**THAT Council authorizes the CAO/Clerk to enter into Minutes of Settlement with the Applicant/Appellant to seek approval of the draft Zoning By-law Amendment from the LPAT;**

**THAT Council directs its legal counsel to attend at the presumptive LPAT settlement hearing on December 8, 2020.**

**CARRIED**

**14. BUSINESS ARISING FROM CLOSED SESSION:**

**15. NOTICE OF MOTION:**

**Mayor Seeley gave the following Notice of Motion to be discussed at the next scheduled budget meeting:**

**That Council approve a 1.5 percent tax levy increase to the capital budget, recurring, to support the direction of council to create a gravel roads improvement/paving program.**





That Council approve the allocation of the equivalent of 1.5 % capital tax levy increase to be offset either the contribution to the Asset management reserves or the budget surplus for 2020 and that Council deliberate this notice of motion at the next meeting of Council where the budget is considered.

Councillor Sepulis gave the following Notice of Motion to be discussed at the next scheduled Council meeting:

That staff be requested to prepare a report on the frequency of Council meetings during the pandemic.

16. **NEW BUSINESS:**

**Resolution No. 2020-370:**

Moved by Councillor Sepulis and  
Seconded by Councillor Goyda

**Be it resolved that Council hereby appoints Councillor Bulmer as the Alternate Member to the Upper-Tier for the 2018 to 2022 term of Council.**

**CARRIED**

17. **ANNOUNCEMENTS:**

Courtenay Hoytfox, Deputy Clerk, provided an update on the Bang the Table Initiative and announced the 'go live' date of Monday December 7, 2020.

18. **CONFIRMATORY BY-LAW:**

(a) By-Law to confirm the proceedings of Council for the Corporation of the Township of Puslinch

**Resolution No. 2020-371:**

Moved by Councillor Sepulis and  
Seconded by Councillor Bailey

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

**By-Law 2020-057 being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 2 day of December 2020.**

**CARRIED**

19. **ADJOURNMENT:**

**Resolution No. 2020-372:**

Moved by Councillor Sepulis and  
Seconded by Councillor Goyda

**That Council hereby adjourns at 5:03 p.m.**

**CARRIED**

---

James Seeley, Mayor

---

Glenn Schwendinger, CAO/Clerk