

MINUTES

DATE: September 22, 2021

REGULAR MEETING: 10:00 A.M.

The September 22, 2021 Regular Council Meeting was held on the above date and called to order at 10:00 a.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
2. Mike Fowler, Director of Public Works, Parks and Facilities
3. Mary Hasan, Director of Finance/Treasurer
4. Courtenay Hoytfox, Municipal Clerk
5. Jeff Bunn, Deputy Clerk

3. **MOMENT OF REFLECTION**

4. **CONFIRMATION OF THE AGENDA**

Resolution No. 2021-270:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Council approves the September 22, 2021 Agenda and Addendum as circulated; and

That Council approves the additions to the agenda as follows:

7.2 10:15am Delegation by Dan Kennedy, regarding item 9.4.2 – Report PD-2021-002 - Site Plan Agreement - Morriston Medical Centre.

CARRIED

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

Councillor Goyda declared a potential pecuniary interest related to item 9.4.1 Report PD-2021-001 - Partial Release of Agreement -Diodoro Enterprises Limited as this agreement is in relation to a property where the company that I am employed at has a contract to build.

Councillor Goyda declared a potential pecuniary interest related to item 12.1.1 BL2021-048 - Partial Release of Agreement-Diodoro Enterprises Limited as this agreement is in relation to a property where the company that I am employed at has a contract to build.

6. **CONSENT AGENDA**

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

- 6.1.1 September 1, 2021 Council Minutes
- 6.1.2 August 10, 2021 Committee of Adjustment Meeting Minutes
- 6.1.3 August 10, 2021 Planning & Development Advisory Committee Minutes

- 6.2 Nexcycle Industries Ltd-Environmental Compliance Approval (waste) – Environmental Registry of Ontario - <https://ero.ontario.ca/index.php/notice/019-4287>
- 6.3 Dufferin Aggregates Monthly Monitoring Report Mill Creek Pit License 5738 August Report
- 6.4 City of Guelph Notice of Public Meeting on September 22, 2021 for Clair-Maltby Secondary Plan Proposed City-initiated Official Plan Amendment
- 6.5 Attorney General Doug Downy letter regarding additional level of licensing to permit small organizations to hold fundraisers
- 6.6 Town of South Bruce Peninsula - Lottery Licensing to Assist Small Organizations
- 6.7 Tay Valley Township - Lottery Licensing to Assist Small Organizations
- 6.8 Port Colburne - Phase Out Ontario's Gas Plants
- 6.9 Township of Larder Lake - Prostate-specific Antigen Test for Men into Medical Care
- 6.10 Greater Napanee to Ministers of Health re Town of Cochran Support Prostate-specific Antigen Test
- 6.11 Greater Napanee - Lyme Disease Awareness
- 6.12 Greater Napanee to Federal Minister of Health re Support of Suicide and Crisis Hotline
- 6.13 Plympton-Wyoming Supports City of Kitchener - Banning Symbols of Hate
- 6.14 Plympton-Wyoming Supports Municipality of Chatham-Kent - Supporting Affordable Internet
- 6.15 City of Brantford - Year of the Garden 2022
- 6.16 GTA West Highway and Transit Corridor Environmental Assessment Study – Community Engagement Webinar

Resolution No. 2021-271:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That the Consent Agenda items with the exception of items 6.2 listed for SEPTEMBER 22, 2021 Council meeting be received for information.

CARRIED

Resolution No. 2021-272:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That the Consent Agenda item 6.2 listed for SEPTEMBER 22, 2021 Council meeting be received for information.

CARRIED

7. DELEGATIONS: NONE

7.1 10:05am Delegation by Pooja Kaushik, Mr. Michael Trussell, chief architect and Ms. Julia Salvini, transportation engineer regarding Morriston Medical Centre item 9.4.2 – Report PD-2021-002 - Site Plan Agreement - Morriston Medical Centre.

Resolution No. 2021-273:

Moved by Councillor Bulmer and
Seconded by Councillor Goyda

That Council receives the Delegation by Pooja Kaushik, Mr. Michael Trussell, chief architect and Ms. Julia Salvini, transportation engineer regarding Morriston Medical Centre item 9.4.2 – Report PD-2021-002 - Site Plan Agreement - Morriston Medical Centre for information.

CARRIED

7.2 10:15am Delegation by Dan Kennedy, regarding item 9.4.2 – Report PD-2021-002 - Site Plan Agreement - Morriston Medical Centre.

Resolution No. 2021-274:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Council receives the Delegation by Dan Kennedy, regarding item 9.4.2 – Report PD-2021-002 - Site Plan Agreement - Morriston Medical Centre for information.

CARRIED

8. PUBLIC MEETINGS: NONE

8.1 September 22, 2021 Public Information Meeting held by electronic participation at 7:00 pm regarding the Township's 2022 Proposed User Fees and Charges By-law.

9. REPORTS:

9.1 Puslinch Fire and Rescue Services

9.1.1 None

9.2 Finance Department

9.2.1 Report FIN-2021-029 - Enabling Accessibility Fund

Resolution No. 2021-275:

Moved by Councillor Bailey and
Seconded by Councillor Bulmer

That Report FIN-2021-029 regarding the Enabling Accessibility Fund - Execution of Grant Agreement be received; and

That Council gives 3 readings to By-law No. 2021-050 being a By-law authorizing the entering into a Grant Agreement with the Minister of Employment and Social Development under the Enabling Accessibility Fund for the Municipal Office – Accessible Washrooms including Accessible Entry.

CARRIED

Council recessed from 12:27 pm to 12:40pm

Roll Call

**Councillor Goyda
Councillor Sepulis
Councillor Bailey
Councillor Bulmer
Mayor Seeley**

9.3 Administration Department

9.3.1 Report ADM-2021-060 Draft Line Fences By-law

Resolution No. 2021-276:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Report ADM-2021-060 regarding the Draft Line Fences By-law be received; and

That Council direct staff as follows:

- **Canvass the Committee of Adjustment regarding interest and potential appointment as Fence Viewers in a future term**
- **Contact neighbouring municipalities regarding a shared servicing agreement for the position of Fence Viewers**
- **Advertise the potential position of a Fence Viewer to gauge interest**
- **Continue with the work on the draft Line Fences By-law and incorporate Council's comments into the next draft**
- **Contact member municipalities regarding the cost and administration involved with applying both an apportionment by-law and fence viewers**
- **That By-law 2021-039 be amended at the October Council meeting to extend the Non-application of the Line Fences Act beyond the current 120 day period.**

CARRIED

9.3.2 Report ADM-2021-061- Comments on MTO Response to Township Concerns Regarding 401 and Highway 6 Project

Resolution No. 2021-277:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

THAT Report ADM-2021-061 entitled “Comments on Ministry of Transportation Response - Township Concerns – 401 and Highway 6 Project” is received for information; and

THAT staff be directed as follows:

- **That funds be allocated as part of the 2022 budget process for the review of “hotspots”; and**
- **That staff send correspondence to the Ministry of Transportation outlining the concerns relating to access to the employment/industrial lands as specified in the 2017 Council resolution, noise impact mitigation to the identified affected properties, and emergency services concerns related to the north bound lanes of the Hanlon Expressway; and**
- **That staff request a response from the Ministry of Transportation prior to the Ministry of Transportation attending a Puslinch Council meeting to address these specific concerns.**

CARRIED

9.3.3 Report ADM-2021-062 Guelph Junction Railway Update

Resolution No. 2021-278:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

THAT Report ADM-2021-062 entitled Guelph Junction Railway be received for information and that staff continue to update Council on this matter; and

That prior to any resurgence of unloading activities or any unusual operations that generate noise at this location, that the Guelph Junction Railway undertake a noise impact study and under take public consultation with the Township residents living in the Arkell area.

CARRIED

9.4 Planning and Building Department

Councillor Goyda declared a potential pecuniary interest related to item 9.4.1 Report PD-2021-001 - Partial Release of Agreement - Diodoro Enterprises Limited as this agreement is in relation to a property where the company that I am employed at has a contract to build and refrained from discussions and voting on that item.

9.4.1 Report PD-2021-001 - Partial Release of Agreement - Diodoro Enterprises Limited

Resolution No. 2021-279:

Moved by Councillor Bulmer and
Seconded by Councillor Bailey

That Report PD-2021-001 regarding the release of an agreement registered over Part Lot 15, Concession 9, designated as Part 1 on Reference Plan 61R-22037 (the “road widening”) be received; and

That Council gives three readings to By-law 2021-048 to authorize the release of the agreement as outlined in the report.

CARRIED

9.4.2 Report PD-2021-002 - Site Plan Agreement - Morriston Medical Centre

Resolution No. 2021-280:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Report PD-2021-002 regarding Site Plan Agreement – 2767374 Ontario Inc. for the property described as Part Block 42, Plan 802 and located on the North West corner of Telfer Glen Street Highway 6 be received; and

That Council authorize the Mayor and Clerk to execute the Site Plan Control Agreement attached to this report; and

That Council direct staff to send correspondence to the Ministry of Transportation to identify that the current design of the road is creating concerns related to drainage and maintenance; and

That a review the road design take place to include the possibility of paving the shoulders and approaches to ensure adequate drainage and maintenance to prevent gravel from being distributed onto the road and to prevent the pooling of water on the road; and

That the request include that the Ministry of Transportation reconsider traffic lights at this intersection; and

That road markings be included to delineated lanes and the stop bar at the intersection of Telfer Glenn and Highway 6; and

That this request be made after informal discussion take place with the Ministry of Transportation.

CARRIED

9.4.3 Report PD-2021-003 - Telecommunication Tower Proposal 7404 Wellington Rd 34

Resolution No. 2021-281:

Moved by Councillor Bulmer and
Seconded by Councillor Sepulis

That Report PD-2021-003 regarding Telecommunication Tower Proposal – Signum Wireless Corporation- Site location CON 7 REAR PT LOT 20 RP; 61R2236 PART 7; municipally known as 7404 Wellington Road 34, be received; and

That Council authorizes the release of the Concurrence Report to Innovation, Science, and Economic Development Canada regarding the proposed 60 metre Signum Wireless Corporation Self-Support Structure with Ground Building; and

That Council authorize the Mayor and Clerk to sign the license agreement between Signum Wireless Corporation and the Corporation of the Township of Puslinch attached to this report as Schedule “B”

CARRIED

9.4.4 County of Wellington Planning Information Report regarding Home Industries

Resolution No. 2021-282:

Moved by Councillor Sepulis and



Seconded by Councillor Goyda

That the County of Wellington Planning Information Report regarding Home Industries be received for information; and

That staff proceed as directed.

CARRIED

9.4.5 Report BLDG-2021-003– 2021 Second Quarter

Resolution No. 2021-283:

Moved by Councillor Goyda and
Seconded by Councillor Bailey

That Report BLDG-2021-003 with respect to the Building Department Quarterly Update – April to June 2021 be received for information.

CARRIED

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 Report REC-2021-002 Puslinch Community Centre Kitchen Renovations Update

Resolution No. 2021-284:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

THAT Report REC-2021-002, regarding the Puslinch Community Centre Kitchen Renovation be received; and

That the tender for the Puslinch Community Centre Kitchen Renovation project be awarded to Stracor Inc. at their tendered amount of \$197,807 inclusive of the non-refundable portion of HST; and

That the remaining portion of funding required of \$127,807 be funded by the Asset Management Discretionary Reserve; and

That Council authorizes the Mayor and Clerk to sign the required contract documents.

CARRIED

9.7.2 Township of Puslinch Signage Master Plan Phase 2 Additions – Presentation Prepared by Aubs and Muggs

Resolution No. 2021-285:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

THAT Council receive the Township of Puslinch Signage Master Plan Phase 2 Additions - Presentation Prepared by Aubs and Muggs for information.

CARRIED

10. CORRESPONDENCE:

10.1 None

11. COUNCIL REPORTS:

11.1 Mayor' Updates

11.1.1 Mayor Seeley gave an update on the County Roads Committee Meeting and the County Roads Master Action Plan and advised Council that the material from the Committee meeting is available for review.

Resolution No. 2021-286:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Council receive the Mayors updates; and

That the County roads staff be requested to provide Council with a presentation with respect to the reports presented at the County Roads Committee meeting on September 14, 2021 that impact the Township of Puslinch; and

That staff include the funds to hire a consultant to review the County Road diet through Aberfoyle as part of the 2022 Township budget process.

CARRIED

11.2 Council Member Reports

11.2.1 None

Councillor Goyda declared a potential pecuniary interest related to item 12.1.1 BL2021-048 - Partial Release of Agreement-Diodoro Enterprises Limited as this agreement is in relation to a property where the company that I am employed at has a contract to build and refrained from discussions and voting on that item.

12. BY-LAWS:

12.1.1 BL2021-048 - Partial Release of Agreement-Diodoro Enterprises Limited

12.1.2 BL2021-050 Authorize Entering into a Grant Agreement - Enabling Accessibility Fund

Resolution No. 2021-287:

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:

12.1.1 BL2021-048 Being a by-law to authorize the partial release of a Site Plan Agreement with Diodoro Enterprises Limited with respect to a portion of the property known as 7660 Maltby Rd East

12.1.2 BL2021-050 Being a by-law to authorize the entering into a Grant Agreement with the Minister of Employment and Social Development under the Enabling Accessibility Fund for the Municipal Office – Accessible Washrooms including Accessible Entry.

CARRIED

Council recessed from 3:03pm to 3:10pm

Roll Call

Councillor Goyda
Councillor Sepulis
Councillor Bailey
Councillor Bulmer
Mayor Seeley



13. **CLOSED SESSION:**

Council was in closed session from 3:17p.m. to 3:29p.m.

The 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. 2021-288:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

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

13.1 Adoption and receipt of the previous closed minutes

13.1.1 September 1, 2021 Closed Session

13.2 Confidential report regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose – Procedural advice regarding the Procedural By-law

CARRIED

Resolution No. 2021-289:

Moved by Councillor Bulmer and
Seconded by Councillor Sepulis

THAT Council moves into open session at 3:29pm

CARRIED

Council resumed into open session at 3:29p.m.

Resolution No. 2021-290:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Council receives the:

13.1 Adoption and receipt of the previous closed minutes

13.1.1 September 1, 2021 Closed Session

13.2 Confidential report regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose – Procedural advice regarding the Procedural By-law; and

That's staff proceed as directed.

CARRIED

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

None

15. **Notice of Motion**

None

16. **NEW BUSINESS:**

None

17. **ANNOUNCEMENTS:**

None

18. **CONFIRMATORY BY-LAW:**

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



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
SEPTEMBER 22, 2021 COUNCIL MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

Resolution No. 2021-291:

Moved by Councillor Bailey and
Seconded by Councillor Bulmer

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

By-Law 2021-049 being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 22 day of September 2021.

CARRIED

19. ADJOURNMENT:

Resolution No. 2021-292:

Moved by Councillor Bulmer and
Seconded by Councillor Goyda

That Council hereby adjourns at 3:32p.m.

CARRIED

James Seeley, Mayor

Courtenay Hoytfox, Clerk