



MINUTES

DATE: March 22, 2023

CLOSED MEETING: Directly following section 13
Announcements

COUNCIL MEETING: 10:00 A.M.

The March 22, 2023 Council Meeting was held on the above date and called to order at 10:00 a.m. via electronic participation and in-person at 23 Brock Rd S, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

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

STAFF IN ATTENDANCE:

1. Glenn Schwendinger, CAO - Absent
2. Mike Fowler, Director of Public Works, Parks and Facilities
3. Mary Hasan, Director of Finance/Treasurer
4. Courtenay Hoytfox, Municipal Clerk
5. Justine Brotherston, Deputy Clerk
6. Mirela Oltean, Deputy Treasurer
7. Tom Mulvey, Fire Chief
8. Andrew Hartholt, CBO

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2023-083:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Council approves the March 22, 2023 Agenda and Addendum as circulated; and

That Council approves the additions to the agenda as follows:

Consent Item 6.1.5 Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the March 22, 2023 Council agenda.

CARRIED

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

Mayor Seeley declared a potential pecuniary interest related to item 14.4 as I was previously employed by the Township.

6. CONSENT AGENDA

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

6.1.1 March 1, 2023 Council Meeting Minutes

6.1.2 September 20, 2022 Recreation Advisory Committee Minutes



- 6.1.3 October 3, 2022 Heritage Advisory Committee Meeting Minutes
- 6.1.4 February 6, 2023 Youth Advisory Committee Minutes
- 6.1.5 Council questions and corresponding responses by staff
- 6.2 Grand River Conservation Authority - February General Membership Annual General Meeting Summary
- 6.3 Grand River Conservation Authority - Municipal Levy & Budget 2023
- 6.4 Ministry of Natural Resources and Forestry - Proposed Amendments to O. Reg. 161-17
- 6.5 Ministry of the Environment Conservation and Parks - Municipal Class Environmental Assessment Amendments
- 6.6 City of Port Colborne Support - County of Huron - Review of the Cannabis Act
- 6.7 County of Huron - Warden's Letter Regarding Cannabis Act
- 6.8 Township of Malahide - Review of Cannabis Act
- 6.9 Township of Dawn-Euphemia - School Board Election Expenses
- 6.10 City of Port Colborne - Support Town of Petrolia – Regarding School Board Elections
- 6.11 Township of Ashfield-Colborne-Wawanosh - Letter of Support - Petrolia - School Board Election Costs
- 6.12 Township of Howick - Ontario School Board Elections
- 6.13 Township of East Garafraxa - Ontario School Board Elections
- 6.14 Town of Lincoln Ontario - School Board Elections
- 6.15 Municipality of Moonbeam - Moratorium on Most Pupil Accommodation
- 6.16 Regional Municipality of Niagara - Respecting Declarations of Emergency for Homelessness, Mental Health and Opioid Addiction
- 6.17 Town of Coburg - Homeless and Unsheltered Persons
- 6.18 Municipality of Chatham-Kent - Reducing Municipal Insurance Costs
- 6.19 Municipality of Trent Lakes - Oath of Office
- 6.20 Township of Ashfield-Colborne-Wawanosh - Voters List
- 6.21 Municipality of Chatham-Kent - Stopping Harassment and Abuse by Local Leaders Act
- 6.22 Lanark County - Declaring Intimate Partner Violence and Partner Violence Against Women an Epidemic
- 6.23 Ministry of Environment, Conservation and Parks - Environmental Assessment Modernization Update
- 6.24 Monthly Monitoring Report - Mill Creek Pit - License 5738

Resolution No. 2023-084: Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That the Consent Agenda items with the exception of items 6.2 and 6.18 listed for MARCH 22, 2023 Council meeting be received for information.

CARRIED

Resolution No. 2023-085: Moved by Councillor Hurst and
Seconded by Councillor Goyda

That the Consent Agenda item 6.2 listed for MARCH 22, 2023 Council meeting be received; and

That Grand River Conservation Authority be requested to present or prepare a report for Puslinch Council and that the presentation/report focus on projects and information relevant to Puslinch; and

That the report include the suggested access to Puslinch Lake and any available updates.

CARRIED

Resolution No. 2023-086: Moved by Councillor Hurst and
Seconded by Councillor Bailey

That the Consent Agenda item 6.18 listed for MARCH 22, 2023 Council meeting be received for information.

CARRIED

7. **DELEGATIONS:**
(a) Specific Interest (Items Listed on the Meeting Agenda)

- 7.1.1 **10:25 AM** Delegation by Steve Edwards, GHD, and Fred Taylor, GHD regarding item 9.3.4 Report ADM-2023-016 – Badger Daylighting Zoning Amendment Application Recommendation Report ≠

Resolution No. 2023-087: Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That Council receives the Delegation by Steve Edwards, GHD, and Fred Taylor, GHD regarding item 9.3.4 Report ADM-2023-016 – Badger Daylighting Zoning Amendment Application Recommendation Report for information.

CARRIED

7.2 General Interest (Items Not Previously Listed on the Meeting Agenda)

- 7.2.1 **10:05 AM** Delegation by Paul Roberts to request an exemption regarding the limit on Special Event Permits.

Resolution No. 2023-088: Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Council receives the Delegation by Paul Roberts to request an exemption regarding the limit on Special Event Permits; and

That Council approves the exemption request to allow two special event permits on the subject property for the 2023 year. Subject to the following additional permit conditions:

- That the the exception be limited to one additional event for the 2023 calendar year;
- That the Township is listed as an additional insured on the insurance;
- That staff notify the Water Ski Wake Board Ontario organization regarding the zoning compliance and temporary permission for the event for 2023;
- That staff notify the neighbours of the second event and advise that a planning application is being undertaken;
- That the safety plan be provided to the Township as part of the permit process;
- That staff report back to Council after the first event should any complaints be received; and
- That the owner be required to submit an application to re-zone the property in 2023 to legally permit the use going forward.

CARRIED

- 7.2.2 **10:15 AM** Delegation by Bruce Taylor and Bernard Akuoko regarding safety in Boreham Park.

Resolution No. 2023-089: Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Council receives the Delegation by Bruce Taylor and Bernard Akuoko regarding safety in Boreham Park; and

Whereas the Township continues to be committed to complying with all legislative requirements related to Accessibility; and

Whereas there may be opportunities to collaborate with various agencies, such as the Canadian National Institute for the Blind, and other agencies on future projects;

That Council direct staff to include consideration for collaboration on future Township projects (Boreham ditches) where applicable.

CARRIED



Council recessed from 11:50 am to 12:00 pm

Roll Call

Councillor Goyda
Councillor Sepulis
Councillor Bailey
Councillor Hurst
Mayor Seeley

8. **PUBLIC MEETINGS:**

8.1 March 22, 2023 at 7:00 p.m. Public Information Meeting held in-person at 23 Brock Rd S. and by electronic participation through Zoom regarding the following matter:

Proposed Zoning By-law Amendment D14/WEL (Wellington Motor Freight) 128 Brock Rd S., Puslinch

Resolution No. 2023-090:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Council direct staff to request the owner of 128 Brock Rd S to stake the property in accordance with the proposed application and also to permit Council and staff perform a site visit of the property to view the proposed development concept.

CARRIED

9. **REPORTS:**

9.1 Puslinch Fire and Rescue Services

9.1.1 None

9.2 Finance Department

9.2.1 Report FIN-2023-009 - Remuneration and Expenses - Council and Others

Resolution No. 2023-091:

Moved by Councillor Goyda and
Seconded by Councillor Hurst

That Report FIN-2023-009 entitled Remuneration and Expenses Paid to Members of Council and Others – 2022 be received.

CARRIED

9.2.2 Report FIN-2023-010 - Municipal Asset Management Program – Agreement

Resolution No. 2023-092:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Report FIN-2023-010 entitled Municipal Asset Management Program – Execution of Grant Agreement be received; and

That Council gives 3 readings to By-law No. 2023-016 being a By-law authorizing the entering into a Grant Agreement with the Federation of Canadian Municipalities for the Municipal Asset Management Program for the Reporting of Conditions and Traffic Volumes of the Township of Puslinch's Road Network.

CARRIED

9.2.3 Report FIN-2023-011 - Grant Application Policy Amendments



Resolution No. 2023-093:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

THAT Report FIN-2023-011 entitled Grant Application Policy Amendments be received; and That Clause 2.0 of the Grant Application Policy which discusses organizations that are not eligible for funding be amended to include the following wording as outlined in Schedule A to Report FIN-2023-011:

- **Groups or organizations of a religious nature unless the funding request is for a local, non-denominational event, program, service, or activity open to the entire community which demonstrates a benefit to the Township and its residents. The funding request must demonstrate a distinct separation between religious events, programs, services or activities.**

CARRIED

9.2.4 Report FIN-2023-012 Fourth Quarter Financial Report – 2022

Resolution No. 2023-094:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

THAT Report FIN-2023-012 entitled Fourth Quarter Financial Report – 2022 be received.

CARRIED

9.3 Administration Department

9.3.1 Report ADM-2023-013 – Youth Advisory Committee Update Report

Resolution No. 2023-095:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

**That Report ADM-2023-013 entitled Youth Advisory Committee Meeting Update be received;
And**

That Council approve the new Youth Advisory Committee logo as presented; and

That Council approve the three (3) goals and objectives as outlined in this report for the 2023 year; and

That Council direct staff to report back on the request to add roller skating free drop-in time at the ORC when the pad becomes available for the 2023 season and on-going.

CARRIED

9.3.2 Report ADM-2023-014 – Application for Demolition on a property listed on the Heritage Register (6927 Wellington Rd 34)

Resolution No. 2023-096:

Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That Report ADM-2023-014 entitled Application to demolish a structure on a property listed on the Heritage Register (6927 Wellington Rd 34) be received; and,

That Council approve the applicant's request for demolition of a non-heritage structure as presented in the application attached to this report as Schedule "A".

CARRIED

9.3.3 Report ADM-2023-015 – Bill 23 Heritage Act Designations

Resolution No. 2023-097:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That Report ADM-2023-015 entitled Bill 23 Heritage Act Designations be received; and

That Council approves the recommended action plan as outlined in this report including sending an information letter to all property owners listed on the Township Heritage Register.

CARRIED

9.3.4 Report ADM-2023-016 Zoning By-law Amendment Application Recommendation Report - 6678 Wellington Rd 34

Resolution No. 2023-098:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report ADM-2023-016 entitled Zoning By-law Amendment Application Recommendation Report - 6678 Wellington Rd 34 be received; and

Whereas the Township and its expert consultants have identified concerns and noncompliance with a number of policies through their comprehensive review of submission materials by the applicant; and

Whereas The County Planner and the Township Hydrogeologist have recommended the refusal of the Zoning Amendment application as detailed in Schedule "A" and Schedule "B" respectively; and

Whereas the community has expressed significant opposition and concern related to the proposed legalization of the land use;

Therefore,

That Council refuse the Zoning By-law Amendment Application for the property 6678 Wellington Rd 34; and

That notice of Council's decision be forwarded to the applicant and to the Provincial Officer for the Ministry of the Environment, Conservation and Parks Drinking Water and Environmental Compliance Division Guelph District Office.

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 County of Wellington Council Resolution – OPA 120 Recommendation Report

Resolution No. 2023-099:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Council receive correspondence item 10.1 regarding County of Wellington Council Resolution – OPA 120 Recommendation Report for information.

CARRIED

10.2 Office of the Auditor General of Ontario – Value for Money Audit – Highway Planning and Management

Resolution No. 2023-100:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Council receive correspondence item 10.2 regarding Office of the Auditor General of Ontario – Value for Money Audit – Highway Planning and Management; and

That Council direct staff to reach out to the City of Guelph, The County of Wellington, City of Hamilton and the Region of Waterloo in order to draft a joint letter to all Members of Provincial Parliament and the Minister of Agriculture respectfully requesting that deferred highway projects listed in the Auditor General’s report proceed as initially planned.

CARRIED

11. COUNCIL REPORTS:

None

12. BY-LAWS:

12.1.1 BL2023-016 Authorize Entering into Grant Agreement - FCM MAMP

Resolution No. 2023-101:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

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

12.1.1 BL2023-016 being a by-law to Authorize Entering into Grant Agreement - FCM MAMP

CARRIED

13. ANNOUNCEMENTS:

17.1 Mayor Seeley provided an update that the new lights at the soccer field have been installed.

14. CLOSED SESSION:

Council was in closed session from 12:47 p.m. to 2:18 p.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. 2023-102:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

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

14.1 Confidential verbal report prepared by Kevin Thompson, SV Law Firm LLP regarding litigation or potential litigation, including matters before administrative tribunals affecting municipality or local board – Ontario Land Tribunal matter update

14.2 Confidential report prepared by Eric Davis, SV Law Firm LLP and Township staff regarding litigation or potential litigation, including matters before administrative tribunals affecting municipality or local board – Ontario Land Tribunal matter update

14.3 Confidential report prepared by By-law Enforcement staff regarding litigation or potential litigation, including matters before administrative tribunals affecting municipality or local board – By-law enforcement matter in accordance with the Township's By-law Enforcement Policy Section 3.14(c)

CARRIED

Resolution No. 2023-103:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

THAT Council moves into open session at 2:18 pm

CARRIED

Council resumed into open session at 2:18 p.m.

Resolution No. 2023-104:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Council receive the:

14.1 Confidential verbal report prepared by Kevin Thompson, SV Law Firm LLP regarding litigation or potential litigation, including matters before administrative tribunals affecting municipality or local board – Ontario Land Tribunal matter update

14.2 Confidential report prepared by Eric Davis, SV Law Firm LLP and Township staff regarding litigation or potential litigation, including matters before administrative tribunals affecting municipality or local board – Ontario Land Tribunal matter update

14.3 Confidential report prepared by By-law Enforcement staff regarding litigation or potential litigation, including matters before administrative tribunals affecting municipality or local board – By-law enforcement matter in accordance with the Township's By-law Enforcement Policy Section 3.14(c); and

That staff proceed as directed.

CARRIED

Mayor Seeley declared a potential pecuniary of interest related to item 14.4 as I was previously employed by the Township and refrained from all participation in the closed meeting and left the hall. Mayor Seeley passed the Chair to Councillor Hurst as the alternate Chair.



Council was in closed session from 2:20 p.m. to 2:48 p.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. 2023-105: 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:

14.4 Confidential report prepared by the Township solicitor regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose – human resource matter.

CARRIED

Resolution No. 2023-106: Moved by Councillor Sepulis and
Seconded by Councillor Goyda

THAT Council moves into open session at 2:48 pm

CARRIED

Council resumed into open session at 2:48 p.m.

Resolution No. 2023-107: Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That Council receives the:

14.4 Confidential report prepared by the Township solicitor regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose – human resource matter; and

That staff proceed as directed.

CARRIED

15. BUSINESS ARISING FROM CLOSED SESSION:

None

16. NOTICE OF MOTION:

None

17. NEW BUSINESS:

None

18. CONFIRMATORY BY-LAW:

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

Resolution No. 2023-108: Moved by Councillor Sepulis and
Seconded by Councillor Goyda

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

By-Law 2023-017 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 March 2023.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
MARCH 22, 2023 COUNCIL MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 23 BROCK RD S, PUSLINCH

CARRIED

19. ADJOURNMENT:

Resolution No. 2023-109:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Council hereby adjourns at 2:51 p.m.

CARRIED

James Seeley, Mayor

Courtenay Hoytfox, Clerk