



MINUTES

DATE: December 20, 2023

CLOSED MEETING: 11:00 A.M.

COUNCIL MEETING: 9:00 A.M.

The December 20, 2023 Council Meeting was held on the above date and called to order at 9:38 a.m. via electronic participation and in-person at 7404 Wellington Rd 34, 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, Interim CAO
5. Justine Brotherston, Interim Municipal Clerk
6. Sarah Huether, Interim Deputy Clerk

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2023-421:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Council approves the December 20, 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 December 20, 2023 Council agenda; and

That Council authorize the change of order to the order of business to advance Report ADM-2023-XXX Internet Initiative to directly following the closed session.

CARRIED

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

Councillor Goyda declared a potential pecuniary interest related to item 10.2 Compliance Assessment Reports, due to a family member operating a gravel pit in the Township.

Councillor Sepulis declared a potential pecuniary interest related to item 10.1 as I live on SR20N and have previously declared that I have a pecuniary interest in a proposed rezoning of a property on SR20N. The study area for the Regionally Significant Economic Development Study as currently structured includes all properties on the east side of SR20N from WR34 to Forestell Road. This further requires me to declare a pecuniary interest as any development may have an impact on the value of my property. Unless the study area is changed I cannot accordingly participate in any discussions and decisions regarding the study.



6. CONSENT AGENDA

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

- 6.1.1 November 29, 2023 Council Minutes
- 6.1.2 November 6, 2023 Youth Advisory Committee Minutes
- 6.1.3 October 3, 2023 Recreation Advisory Committee Minutes
- 6.1.4 October 23, 2023 Special Heritage Committee Minutes
- 6.1.5 December 21, 2022 Council questions and Staff Responses

- 6.2 City of Guelph Notice of Decision Draft Plan of Condominium Subdivision - 120 Huron Street
- 6.3 City of Hamilton Notice of Study Completion – Airport Employment Growth District Transportation Master Plan Update
- 6.4 Loyalist Township Resolution regarding Expanding Permit-by-rule
- 6.5 Prince Edward County Resolution regarding Expanding Permit-by-rule
- 6.6 Town of Plympton-Wyoming Resolution regarding Strong Mayor Powers and Leave to Construct Threshold
- 6.7 Coleman Township Resolution regarding Conservation Officer Reclassification
- 6.8 Grand River Conservation Authority November 2023 General Membership Meeting Summary
- 6.9 Municipality of Chatham-Kent Resolution regarding Ontario Works Rate
- 6.10 Municipality of Grey Highlands Resolution regarding Enbridge Gas
- 6.11 Municipality of Tweed Resolution regarding Request for Further Funding, Grant Programs, Services
- 6.12 Town of Aylmer Resolution regarding Amendments to the Residential Tenancies Act
- 6.13 Wellington Federation of Agriculture Battery Storage System Contract Requirements
- 6.14 Dufferin Aggregates Mill Creek Pit November 2023 Monthly Monitoring Report

Resolution No. 2023-422: Moved by Councillor Bailey and
Seconded by Councillor Hurst

That the Consent Agenda with the exception of items 6.10 listed for DECEMBER 20, 2023 Council meeting be received for information.

CARRIED

Resolution No. 2023-423: Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That the Consent Agenda item 6.10 listed for DECEMBER 20, 2023 Council meeting be received for information.

CARRIED

7. DELEGATIONS:

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

Council recessed from 10:45 a.m. to 11:52 p.m.

Roll Call

**Councillor Goyda
Councillor Sepulis
Councillor Bailey
Councillor Hurst
Mayor Seeley**



8. **PUBLIC MEETINGS:**

January 17, 2024 Public Information Meeting held at 7404 Wellington Rd 34 in-person and by electronic participation through Zoom regarding the following matter:

2024 Proposed Budget Public Information at 7:00 P.M.

9. **REPORTS:**

9.1 Puslinch Fire and Rescue Services

9.1.1 None

9.2 Finance Department

9.2.1 Report FIN-2023-035 – Annual Indexing of Development Charges

Resolution No. 2023-424

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

THAT Report FIN-2023-035 entitled Annual Indexing of Development Charges be received; and

THAT the indexed development charge rates outlined in Schedule B to Report FIN-2023-035 be approved.

CARRIED

9.2.2 Township of Puslinch Pre-Audit Communication to Council

Resolution No. 2023-425:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

THAT Council receive the Township of Puslinch Pre-Audit Communication to Council for information.

CARRIED

9.3 Administration Department

9.3.1 Report ADM-2023-071 – Private Well Interference Complaints Resolution Agreement with Triton Water Canada Holdings Inc.

Resolution No. 2023-426:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Report ADM-2023-071 entitled Private Well Interference Complaints Resolution Agreement with Blue Triton be received; and

That Council give three readings to By-law 2023-056 being a by-law to authorize the Mayor and Clerk to execute the necessary documents in order to enter into a Private Well Interference Complaints Resolution Agreement with Triton Water Canada Holdings, Inc.

CARRIED

9.3.2 Report ADM-2023-074 – Health and Safety Policy and Harassment and Violence in the Workplace Policy Annual Review

Resolution No. 2023-427:

Moved by Councillor Sepulis and



Seconded by Councillor Bailey

That Report ADM-2023-074 regarding the Health and Safety Policy and Harassment and Violence in the Workplace Policy Annual Review be received; and

That Council endorse the Health and Safety Policy and the Harassment and Violence in the Workplace Policy attached to this report as Schedule "A" and "B" respectively.

CARRIED

9.3.3 Report ADM-2023-075 – Application for Noise Exemption for Wellington Common Elements Condo Corp #214 (Mini Lakes)

Resolution No. 2023-428:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That Council receives report ADM-2023-075 Application for Noise Exemption for Wellington Common Elements Condo Corp #214, (Mini Lakes); and

That Council authorizes an exemption to Section 4 - Prohibitions by Time and Place and Schedule 2, #1 of By-Law 5001-05 to permit the use of a scare gun to scare away geese at the Mini Lakes Resident Association during the period of:

March 25, 2024 to May 31, 2024 between the hours of 9 a.m. to 7 p.m.;
August 1, 2024 to December 31, 2024 between the hours of 9 a.m. to 7 p.m.;
January 1, 2025 to May 31, 2025 between the hours of 9 a.m. to 7 p.m.;
August 1, 2025 to December 31, 2025 between the hours of 9 a.m. to 7 p.m.;
January 1, 2026 to May 31, 2026 between the hours of 9 a.m. to 7 p.m.;
August 1, 2026 to December 31, 2026 between the hours of 9 a.m. to 7 p.m.; and

That the exemption be approved for the time period indicated pending that the Township does not receive any complaints; and

That the Migratory Bird Damage or Danger Permit holder be directed to notify the Ontario Provincial Police of the noise exemption; and

That Council delegate its authority to the Clerk to approve the Noise Exemption for Wellington Common Elements Condo Corp #214, (Mini Lakes) on a go forward basis subject to no complaints being received.

CARRIED

9.3.4 Report ADM-2023-076 – High Speed Internet Initiative

Resolution No. 2023-429:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Report ADM-2023-076 entitled High Speed Internet Initiative, as amended be received; And

That Council approve the public engage initiatives and schedule as outlined in this report; and

Whereas the Township and the Puslinch Highspeed Initiative Committee remains concerned regarding a number of outstanding issues, and has a number of questions as follows:

A) Rogers:

1. There are dashes on the lines on the map. We assume all of the road segments that the dashes appear on will have fibre installed on them. The dashes include 3 green dashes near Corwhin and red dashes along Gore Road. Please confirm these dashes indicate fibre coverage of the full road segments on which the dashes appear;
2. On County Road 46 between Aberfoyle and the northern border of Puslinch, there is no planned fibre coverage, neither by Rogers or any other ISP. However, there is a business located on that stretch of road; there are two developments off of County Road 46 and two sideroads, as well as Aberfoyle itself. Would Rogers entertain covering this road, the sideroads along with the subdivisions and Aberfoyle?
3. Clarification is required whether the green lines are accurate as depicted as some roads have had fibre installed already by other ISPs (such as in Morriston), or already provided by Bell (south end of Puslinch at Hwy 6), or already provided by Frontenac at Sandy Shores near Puslinch Lake;
4. In the email text from Rogers there is reference to “25mpbs(DL)/5mpbs(UL) speeds”. We have always understood that the criteria for eligible versus ineligible areas to be 50/10. Is it Rogers understanding that this criteria is actually based on 25/5 speeds?
5. Is there a deadline for customers to sign up for Rogers service, or can they sign up any time after the service is made available on their roads/streets?
6. We understand there are no initial installation costs incurred by residents. Would there be installation costs to residents if they choose to sign up for the services sometime after the initial roll-out of the service? and;

B) Standard Broadband:

1. There is an inconsistency between the map, schedule and previous committed work which requires clarification;
2. There is an understanding from Standard Broadband on the Facebook page that there other areas proposed to be serviced but are not reflected in the map nor schedule such as Mill Creek;
3. There is an overlap between work now proposed to be done by Rogers and work committed by Rogers which needs to be confirmed as to who will do the work;

Therefore, that Council direct staff to request a meeting with Rogers and Standard Broadband, and to include the Puslinch Highspeed Initiative Committee, in order to respond to the questions and issues noted above and in order to establish a comprehensive public engagement plan; and

That Council direct staff to work with the Puslinch Highspeed Initiative Committee in drafting a letter to the County requesting that the surplus funds from the SWIFT project be used to subsidize servicing deficient areas in the Township and deficient areas within the member municipalities in the County.

CARRIED

Council recessed from 1:06 pm to 1:44 pm

Roll Call

Councillor Goyda
Councillor Sepulis
Councillor Bailey



**Councillor Hurst
Mayor Seeley**

9.3.5 Report ADM-2023-077 – Radiocommunication Tower and Antenna Protocol

Resolution No. 2023-430: Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Report ADM-2023-077 entitled Radiocommunication Tower and Antenna Protocol be received; and

That Council approve the Radiocommunication Tower and Antenna Protocol as presented.

CARRIED

9.3.6 Report ADM-2023-078 – Reporting Out to Council Update

Resolution No. 2023-431: Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Report ADM-2023-078 entitled Reporting Out from Council Direction Update be received for information; and

That Council direct staff to send the correspondence to County Councillor Bulmer and request a meeting to discuss options regarding cost recovery of Storm Water Management Facility maintenance throughout the County though potential policy development.

CARRIED

9.3.7 Report ADM-2023-079 – First Reading of Proposed Site Alteration By-law & Road Activity By-law

Resolution No. 2023-432: Moved by Councillor Bailey and
Seconded by Councillor Goyda

That Report ADM-2023-079 – First Reading of Proposed Site Alteration By-law & Road Activity By-law be received for information; and

That Council give a first reading to By-law 2023-057 Being a By-law to prohibit and regulate the alteration of property and movement of fill within the Township of Puslinch; and

By-law 2023-058 Being a By-law to regulate Road Activity within the Township of Puslinch; and

That Council direct staff to incorporate the noted revisions into the next draft to be presented to Council at the January 10, 2024 meeting.

CARRIED

9.3.8 Report ADM-2023-080 – Annual Township Communications and Engagement Report

Resolution No. 2023-433: Moved by Councillor Goyda and
Seconded by Councillor Bailey



That Report ADM-2023-080 entitled Annual Township Communications Report be received for information.

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 10:05 AM Presentation by Aldo Salis, Director of Planning and Development and Sarah Wilhelm, Manager of Policy Planning, County of Wellington regarding the RSEDA Scope of Work

Councillor Sepulis declared a potential pecuniary interest related to item 10.1 as I live on SR20N and have previously declared that I have a pecuniary interest in a proposed rezoning of a property on SR20N. The study area for the Regionally Significant Economic Development Study as currently structured includes all properties on the east side of SR20N from WR34 to Forestell Road. This further requires me to declare a pecuniary interest as any development may have an impact on the value of my property. Unless the study area is changed I cannot accordingly participate in any discussions and decisions regarding the study and refrained from discussions and voting on that item.

Resolution No. 2023-434:

Moved by Councillor Goyda and
Seconded by Councillor Bailey

That Correspondence Item 10.1 regarding the RSEDA Scope of Work be received; and

That Council approve the RSEDA Scope of Work as presented; and

That Council authorize staff to work with the County of Wellington to issue a Request for Proposal as soon as practical in the first quarter of 2024.

CARRIED

10.2 2023 Compliance Assessment Reports

- 10.2.1 2023 Compliance Assessment Report - 5465 - Pit 1 - Capital Paving Inc.
- 10.2.2 2023 Compliance Assessment Report - 5482 - Glen Christie Company Ltd
- 10.2.3 2023 Compliance Assessment Report - 5483 - Aberfoyle Pit 1
- 10.2.4 2023 Compliance Assessment Report - 5497 – McNally
- 10.2.5 2023 Compliance Assessment Report - 5514 - Lafarge Canada Inc.
- 10.2.6 2023 Compliance Assessment Report - 5520 - St. Mary's Cement Inc.
- 10.2.7 2023 Compliance Assessment Report - 5563 - Coburn Pit
- 10.2.8 2023 Compliance Assessment Report - 5609 - Aberfoyle Pit 2
- 10.2.9 2023 Compliance Assessment Report - 5610 - Phillips Pit
- 10.2.10 2023 Compliance Assessment Report - 5631 – Edgington
- 10.2.11 2023 Compliance Assessment Report - 5654 - Martini Pit



- 10.2.12 2023 Compliance Assessment Report - 5709 - Arkell Ridge Development Ltd
- 10.2.13 2023 Compliance Assessment Report - 5710 - Puslinch Pit
- 10.2.14 2023 Compliance Assessment Report - 5737 – McMillan
- 10.2.15 2023 Compliance Assessment Report - 5738 - Mill Creek Pit
- 10.2.16 2023 Compliance Assessment Report - 10671 – McMillan
- 10.2.17 2023 Compliance Assessment Report - 15338 - Arkell Ridge
- 10.2.18 2023 Compliance Assessment Report - 17600 – Mast
- 10.2.19 2023 Compliance Assessment Report - 20085 - Capital Paving Inc.
- 10.2.20 2023 Compliance Assessment Report - 20212 - Cox Construction
- 10.2.21 2023 Compliance Assessment Report - 129817 - Mast Snyder Pit
- 10.2.22 2023 Compliance Assessment Report - 624864 - McNally East
- 10.2.23 2023 Compliance Assessment Report - 624889 - Con Construction
- 10.2.24 2023 Compliance Assessment Report - 624952 - Lanci Pit
- 10.2.25 2023 Compliance Assessment Report - 625189 – Roszell
- 10.2.26 2023 Compliance Assessment Report - 625284 - Neubauer Pit
- 10.2.27 2023 Compliance Assessment Report - 625710 - Cox Construction

Councillor Goyda declared a potential pecuniary interest related to item 10.2 Compliance Assessment Reports, due to a family member operating a gravel pit in the Township and refrained from discussions and voting on that item.

Resolution No. 2023-435: Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That Correspondence Item 10.2 regarding the various Aggregate Compliance Assessment Reports (CARs) be received; and

That Council defer considering the CARs to a special meeting to be held on January 17, 2024 at 5:00 p.m.; and

That the Auditor General Report regarding Aggregate Resources be included on the January 10, 2024 agenda for consideration.

CARRIED

10.3 MTO's Response to Council's September 27, 2023 Resolution 2023-303

Resolution No. 2023-436: Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Correspondence Item 10.3 regarding MTO's Response to Council's September 27, 2023 Resolution 2023-303 be received for information.

CARRIED

10.4 BlueTriton's Response to Council's September 27, 2023 Resolution 2023-306

Resolution No. 2023-437: Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Correspondence Item 10.4 regarding BlueTriton's Response to Council's September 27, 2023 Resolution 2023-306 be received for information.

CARRIED

10.5 Notice of Study Commencement – Highway 401 from Steeles Avenue in Milton to 1.5 km west of Halton-Wellington Boundary (GWP 2030-23-00)

Resolution No. 2023-438:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Correspondence Item 10.5 regarding Notice of Study Commencement – Highway 401 from Steeles Avenue in Milton to 1.5 km west of Halton-Wellington Boundary (GWP 2030-23-00) be received for information.

CARRIED

10.6 October 2023 County of Wellington O.P.P Police Services Board Report

Resolution No. 2023-439:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Correspondence Item 10.6 regarding October 2023 County of Wellington O.P.P Police Services Board Report be received for information.

CARRIED

11. COUNCIL REPORTS:

11.1 Mayor' Updates

11.1.1 Mayor Seeley wished Council and staff a Merry Christmas.

11.1.2 Mayor Seeley remarked about the Santa Clause Parade and the good turnout and donations to the food bank.

11.2 Council Member Reports

11.2.1 None

Resolution No. 2023-440:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Council receive the Mayors updates for information.

CARRIED

12. BY-LAWS:

12.1.1 BL2023-057 Being a By-law to prohibit and regulate the alteration of property and movement of fill within the Township of Puslinch

12.1.2 BL2023-058 Being a By-law to regulate Road Activity within the Township of Puslinch

12.1.3 BL2023-057 Being a By-law to prohibit and regulate the alteration of property and movement of fill within the Township of Puslinch

12.1.4 BL2023-060 Appoint a Fire Chief and repeal 2022-060

Resolution No. 2023-441:

Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That the following By-laws be given a first reading in open Council:

12.1.1 BL2023-057 Being a By-law to prohibit and regulate the alteration of property and movement of fill within the Township of Puslinch;

12.1.2 BL2023-058 Being a By-law to regulate Road Activity within the Township of Puslinch.

CARRIED

Resolution No. 2023-442:

Moved by Councillor Goyda and



Seconded by Councillor Sepulis

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

BL2023-053 to authorize the entering into a Private Well Interference Complaint Resolution Agreement with Triton Water Canada Holdings, Inc.

BL2023-060 Appoint a Fire Chief and repeal 2022-060.

CARRIED

13. CLOSED SESSION:

Council was in closed session from 11:04 a.m. to 12:30 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. 2023-443:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

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

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

CARRIED

Resolution No. 2023-444:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

THAT Council moves into open session at 12:30 p.m.

CARRIED

Council resumed into open session at 12:30 p.m.

Resolution No. 2023-445:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Council receives the:

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

That 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

Resolution No. 2023-446:

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 2023-059 being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 20 day of December 2023.

CARRIED

19. ADJOURNMENT:

Resolution No. 2023-447:

Moved by Councillor Hurst and
Seconded by Councillor Goyda

That Council hereby adjourns at 2:55 p.m.

CARRIED

James Seeley, Mayor

Courtenay Hoytfox, Clerk