



MINUTES

DATE: February 28, 2024

CLOSED MEETING: Directly following section 13
Announcements

COUNCIL MEETING: 10:00 A.M.

The February 28, 2024 Council Meeting was held on the above date and called to order at 9:00 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. Courtenay Hoytfox, Interim CAO
3. Justine Brotherston, Interim Clerk
4. Sarah Huether, Interim Deputy Clerk
5. Mike Fowler, Director of Public Works, Parks and Facilities
6. Mary Hasan, Director of Finance/Treasurer
7. Brad Churchill, Interim Fire Chief

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2024-064:

Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That Council approves the February 28, 2024 Agenda and Addendum as circulated; and

That Council approves the additions to the agenda as follows:

Consent Item 6.1.8 Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the February 28, 2024 Council agenda.

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 February 7, 2024 Council Meeting Minutes
- 6.1.2 January 24, 2024 Special Council Meeting Minutes
- 6.1.3 January 17, 2024 Special Council Meeting Minutes
- 6.1.4 January 9, 2024 Planning and Development Advisory Committee Minutes
- 6.1.5 December 12, 2023 Committee of Adjustment Minutes
- 6.1.6 November 6, 2023 Heritage Advisory Committee Minutes
- 6.1.7 September 27, 2023 Public Information Meeting Minutes



6.1.8 Council questions and corresponding response provided by Staff regarding the February 28, 2024 Council meeting.

- 6.2 Corporation of the Municipality of Calvin resolution regarding Provincial & National Fire Fighting Strategy
- 6.3 Orangeville Police Services Board resolution regarding Intimate Partner Violence
- 6.4 City of Brantford resolution regarding Reliable and Accessible Public Rail Transit - CN Rail Letter
- 6.5 County of Renfrew resolution regarding Water and Wastewater Resolution
- 6.6 Municipality of Powassan resolution regarding Association of Ontario Roads Supervisors Training
- 6.7 Town of Petrolia resolution regarding return to combined Rural Ontario Municipal Association and Ontario Good Roads Association conference
- 6.8 County of Wellington Ontario Provincial Police Commanders Report November 2023-December 2023
- 6.9 Letter from the Honourable Paul Calandra, Minister of Municipal Affairs and Housing regarding Get It Done Act, 2024 - Amending the Official Plan Adjustments Act, 2023

Resolution No. 2024-065: Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That the Consent Agenda items with the exception of items 6.1.6, 6.6, and 6.9 listed for FEBRUARY 28, 2024 Council meeting be received for information.

CARRIED

Resolution No. 2024-066: Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That the Consent Agenda item 6.1.6 and 6.6 listed for FEBRUARY 28, 2024 Council meeting be received for information; and

Whereas the Township recognizes that public works departments are responsible for a number of skilled tasks such as proper forestry techniques, welding and metal fabrication, heavy equipment mechanics, and general carpentry skills;

That The Township of Puslinch Council supports the resolution by the Municipality of Powassan resolution regarding the Association of Ontario Roads Supervisors Training and in addition, it would be ideal to consider all aspects of a public works department when advocating for government funded training opportunities.

CARRIED

Resolution No. 2024-067: Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That the Consent Agenda item 6.9 listed for FEBRUARY 28, 2024 Council meeting be received for information; and

That Council direct staff to provide the County of Wellington Planning report on this matter, to Council at the March 20, 2024 Council meeting and that staff include the Township's previous resolutions on this matter for Puslinch Council's consideration and in order to submit comments to the Province by the March 21, 2024 deadline; and

That Council direct staff to send correspondence to the County Planning Committee requesting the reinstatement of the Historic Hamlet of Puslinch as part of the County's submission to the Province related to the proposed *Get it Done Act*.

CARRIED

7. DELEGATIONS:



7.1 Specific Interest (Items Listed on the Meeting Agenda)

- 7.1.1 **9:15 A.M.** Delegation by Shared Tower Representative regarding Item 9.4.1 Report PD-2024-001 - Telecommunication Tower Proposal

Resolution No. 2024-068: Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That Council receives the Delegation by Shared Tower Representative regarding Item 9.4.1 Report PD-2024-001 - Telecommunication Tower Proposal for information.

CARRIED

- 1.1.1 **10:00 AM** Delegation by William Knetsch regarding item 10.1 Presentation by County of Wellington Economic Development Staff regarding Downtown Aberfoyle and Morriston on October 2023 Site Visit

Resolution No. 2024-069: Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That Council receives the Delegation from William Knetsch regarding item 10.1 Presentation by County of Wellington Economic Development Staff regarding Downtown Aberfoyle and Morriston on October 2023 Site Visit for information; and

That Council direct staff to contact the MTO requesting information related to the process and costing for requesting traffic lights at an MTO/Township intersection within the Township; and

That Council direct staff, to send correspondence to the MTO outlining the various recommendations for the improvement of Aberfoyle and Morriston to ensure these areas are safe and livable places for the residents, the travelling public, and the business community; and further

Given that, the Morriston By-pass project is not being prioritized with the Province and there is no timeline associated with this project, that the Township request that the MTO providing funding to the Township related to the implementation of the various Township undertakings.

CARRIED

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

- 7.2.1 None

Council recessed from 11:32 pm to 11:55 pm

Roll Call

Councillor Goyda
Councillor Sepulis
Councillor Bailey
Councillor Hurst – absent
Mayor Seeley

8. **PUBLIC MEETINGS:**

None

9. **REPORTS:**

9.1 Puslinch Fire and Rescue Services

- 9.1.1 Report FIR-2024-001 Procurement Options for the Replacement of Pump 31 Truck

Resolution No. 2024-070: Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Report FIR-2024-001 entitled Award for the purchase of a Replacement of Pump 31 Truck be received; and

That Council authorize additional funding required of \$200K from the 2025 forecasted budget for the Replacement of Pump 31 Truck to be funded by the Asset Management Discretionary Reserve; and

That Council authorize the replacement of Pump 31 Truck through the Co-operative Purchasing Program through the Local Authority Services (LAS) Canoe Procurement Group of Canada; and

That Council authorizes the purchase through Canoe for a purpose-built Maxi Metal of Quebec, Canada, Saber Pumper truck from Commercial Emergency Equipment Co. of Delta, BC; and

That Council authorizes the pre-payment option for the Replacement of Pump 31 Truck subject to the Township being satisfied with the terms and conditions of this option.

CARRIED

9.1.2 Report FIR-2024-002 Lightweight Construction Identification By-law

Resolution No. 2024-071:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That Report FIR-2024-002 entitled Enactment of a by-law that allows for the identification of truss and lightweight floor and roof components in certain new and existing buildings in the Township be received; and

That Council gives three readings to By-law 2024-013 being a By-law to require the identification of truss and lightweight construction in commercial, industrial and residential occupancies with three or more dwelling units; and,

That Council authorize the purchase of truss identification emblems to be installed on existing and new commercial and industrial buildings and multi-family dwellings of three or more units not including townhouses that are constructed with truss and lightweight floor and roof components.

CARRIED

Council recessed from 1:09 pm to 1:42 pm

Roll Call

Councillor Goyda
Councillor Sepulis
Councillor Bailey
Councillor Hurst – absent
Mayor Seeley

9.2 Finance Department

9.2.1 None

9.3 Administration Department

9.3.1 Report ADM-2024-010 Enbridge Gas Follow-Up Report, as amended

Resolution No. 2024-072:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That Council receives report ADM-2024-010 regarding the follow-up to the Enbridge Gas Presentation on February 7, 2024; and

Whereas access to natural gas is important to residents and businesses in our community for affordability and reliability; and

Whereas the Ontario Energy Board's (OEB) decision on Phase 1 of the Enbridge Gas 2024 rebasing application, issued on 21 December 2023, has concerning implications including putting into question the future access to natural gas that support of economic development, affordable housing growth, and energy reliability in communities such as the Township of Puslinch; and

Whereas Ontario is growing and access to affordable energy to support this growth for homes and businesses is crucial, and is a measured approach to energy transition as not having access to natural gas will stifle economic growth and put housing and energy affordability at risk; and

Whereas delivery rates for electricity in rural areas are significantly more costly than delivery rates in urban centres creating an inequity for those living in rural areas; and

Whereas Bill 165: Keeping Energy Costs Down Act, 2024, if passed, would reverse a December 2023 decision by the OEB that requires consumers to pay the cost of connecting a new home to natural gas infrastructure up front instead of over a period of 40 years; and

Whereas Bill 165: Keeping Energy Costs Down Act, 2024, if passed, would increase the OEB's Leave to Consult threshold from \$2 million to \$10 million, requiring that fewer energy projects would need OEB orders to construct a new pipeline resulting in project streamlining and focusing OEB approvals on larger, more complex projects;

Therefore be it resolved:

- 1. That the Township of Puslinch supports Bill 165: Keeping Energy Costs Down Act, 2024; and**
- 2. That the Township of Puslinch supports a measured approach to Ontario's energy transition; and**
- 3. That the Township of Puslinch recognizes that there may not be enough electricity available to replace the energy provided by natural gas and meet the increased demand from electrification; and**
- 4. That Natural gas must continue to play an integral role in meeting the energy needs of Ontario; and**
- 5. That the Township of Puslinch supports the need for equitable electricity delivery rates in rural areas and natural gas offers an affordable option for these rural areas at this time; and**
- 6. That the Township of Puslinch supports the work the Government of Ontario has done to date, including the Natural Gas Expansion Program and Electrification and Energy Transition Panel's call for a clear policy on the role of natural gas to secure access to affordable energy; and**

7. That this resolution be circulated to the President of AMO, Colin Best, Hon. Doug Ford, Premier of Ontario, Hon. Todd Smith, the Minister of Energy, Hon. MPP Arnott, Hon. MPP Rae, all Ontario municipalities as significant actors to ensuring the need for natural gas in Ontario as part of a measured approach towards energy transition, and submitted to municipalaffairs@enbridge.com; and further

That Council direct staff to consult with Enbridge Gas on the next steps associated with commencing the Community Natural Gas Expansion Program in Puslinch subject to the passing of Bill 165: Keeping Energy Costs Down Act, 2024.

CARRIED

9.3.2 Report ADM-2024-011 Drop-in Gym Times at Optimist Recreation Centre

Resolution No. 2024-073: Moved by Councillor Bailey and
Seconded by Councillor Goyda

That staff report ADM-2024-011 entitled Drop-in Gym Times at Optimist Recreation Centre be received for information; and,

That Council authorize staff to offer free drop-in times at the ORC in support of the Recreation Advisory Committee's Request following the recruitment and training of the additional facility operator as follows:

- 1. Drop-In Youth Gym Times - Scheduled on PA Days as per the Upper Grand District School Board (UGDSB) and the Wellington Catholic District School Board's annual school calendars from 9:00 a.m. to 11:00 a.m.; and,**
- 2. Drop-In Parent and Tot Open Gym on Wednesday's from 9:00 a.m. – 11:00 a.m., and,**
- 3. Drop-In Youth Gym Times on Thursdays from 4:00 p.m. to 5:00 p.m.; and**

That Council direct staff to review the March break availability and schedule open gym time where the schedule allows.

CARRIED

9.3.3 Report ADM-2024-012 Radiocommunication Tower and Antenna Protocol Policy Amendment

Resolution No. 2024-074: Moved by Councillor Goyda and
Seconded by Councillor Bailey

That Council receives report ADM-2024-012 regarding the proposed Radiocommunication Tower and Antenna Protocol Policy Amendment: and,

That Council approve the amendments as presented.

CARRIED

9.4 Planning and Building Department

9.4.1 Report PD-2024-001 Telecommunication Tower Proposal – 7426 Wellington Rd 34

Resolution No. 2024-075: Moved by Councillor Sepulis and
Seconded by Councillor Bailey



That Report ADM-2024-012 Radiocommunication Tower and Antenna Protocol Policy Amendment be received; and

That Report PD-2024-001 regarding the Telecommunication Tower Proposal – Shared Tower Inc. - Site location CON 7 REAR PT LOT 20; municipally known as 7426 Wellington Road 34, be received; and

Whereas the public has expressed significant objection to the initial and alternate proposed tower locations; and

Whereas the Township is not satisfied that the proponent Shared Tower Inc. has adequately investigated co-locating opportunities and/or alternative site locations, including a location approximately 300 metres to the southwest with an approved site that received little community objection and another location approximately 300 meters south at the Township Community Centre;

Therefore, the Township does not support the proposed tower location and authorizes the release of the Non-Concurrence Report to Innovation, Science, and Economic Development Canada regarding the proposed 35 metre Share Tower Inc. monopole; and

That Council directs staff to include the challenges with the process and the results of the consultation process in the Letter of Non-Concurrence; and

Given that construction of the concrete pad commenced without municipal concurrence or consultation, that Council direct staff to inform ISED and request that the site be decommissioned and restored.

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 None

10. CORRESPONDENCE:

10.1 **10:10 A.M.** Presentation by County of Wellington Economic Development Staff regarding Downtown Aberfoyle and Morriston – October 2023 Site Visit

Resolution No. 2024-076:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That Council receive the Presentation by County of Wellington Economic Development Staff regarding Downtown Aberfoyle and Morriston regarding the October 2023 Site Visit; and

That Council endorses the Your Town Rising initiative in April 2024; and

That Council supports a Business Open House to advertise the initiatives taking place in 2024 and alerting business owners of upcoming BR&E interviews; and

That Council recommend that William and Terry Knetsch be included as a key stakeholders for the Your Town Rising presentation; and

That the following be considered throughout the various initiatives:

- **Feasibility for street lights in Aberfoyle and Morriston;**
- **Feasibility and costing of solar powered crosswalks;**
- **Better directional signage for parking areas;**
- **Consider the addition of sidewalks in Aberfoyle and Morriston in the Township's budget forecast;**
- **Continue to investigate options for installing the Township banners;**
- **Contact MTO to request that the should be paved between Picard's driveway to the former Change of Pace location;**
- **That consideration be given for redevelopment options for properties within the floodplain area in Aberfoyle and underutilized properties within Aberfoyle and Morriston;**
- **Signage options for both Aberfoyle and Morriston be considered throughout the process;**
- **That staff reconnect with the Conservation Authorities to discussion options to increase the public to the various CA properties within the Township.**

CARRIED

11. COUNCIL REPORTS:

11.1 Mayor' Updates

11.1.1 Mayor Seeley provided Council with an update regarding the Royal City Science proposal and the potential feasibility study for location opportunities within Puslinch.

11.2 Council Member Reports

11.2.1 Councillor Bailey gave an update on the Safe Communities releasing a survey on the Bang the Table website later this week.

11.2.2 Councillor Bulmer remarked on the fatal accident at Maltby and Watson Rd.

Resolution No. 2024-077:

Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That Council receive the Mayors and Council member updates for information.

CARRIED

12. BY-LAWS:

12.1.1 BL2024-009 Being a By-law to Appointment of PDAC, CofA and Property Standards Committee Member

12.1.2 BL2024-013 Being a By-law to establish Lightweight Construction Identification By-law

Resolution No. 2024-078:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

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

12.1.1 BL2024-009 Being a By-law to Appointment of PDAC, CofA and Property Standards Committee member;

12.1.2 BL2024-013 Being a By-law to establish Lightweight Construction Identification Emblems

CARRIED

13. ANNOUNCEMENTS:



13.1 None

14. **CLOSED SESSION:**

Council was in closed session from 2:07 p.m. to 2:10 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. 2024-079:

Moved by Councillor Bailey 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 prepared by staff regarding personal matters about an identifiable individual, including municipal or local board employees – Volunteer of the Year Award Nominations

CARRIED

Resolution No. 2024-080:

Moved by Councillor Goyda and
Seconded by Councillor Bailey

THAT Council moves into open session at 2:10 pm

CARRIED

Council resumed into open session at 2:10 p.m.

Resolution No. 2024-081:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Council receives the:

Confidential report prepared by staff personal matters about an identifiable individual, including municipal or local board employees – Volunteer of the Year Award Nominations; and

That staff proceed as directed.

CARRIED

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

None

16. **NOTICE OF MOTION:**

None

17. **NEW BUSINESS:**

Mayor Seeley remarked that due to the future closure of Wellington Rd 34 at the Hanlon, is there a concern regarding emergency response to the west side of the Township. Staff to report back to Council on this matter at a future meeting.

18. **CONFIRMATORY BY-LAW:**

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

Resolution No. 2024-082:

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 2024-014 being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 28 day of February 2024.

CARRIED

19. ADJOURNMENT:

Resolution No. 2024-083:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Council hereby adjourns at 2:13 p.m.

CARRIED

James Seeley, Mayor

Courtenay Hoytfox, Clerk