



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
NOVEMBER 27, 2024 COUNCIL MEETING  
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION  
& IN-PERSON AT 7404 WELLINGTON RD 34, PUSLINCH

**MINUTES**

**DATE:** November 27, 2024

**CLOSED MEETING:** None

**COUNCIL MEETING:** 10:00 A.M.

The November 27, 2024 Council Meeting was held on the above date and called to order at 10:00 a.m. via electronic participation and in-person at 7404 Wellington Rd, 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. Courtenay Hoytfox, Interim CAO
2. Justine Brotherston, Interim Municipal Clerk
3. Sarah Huether, Interim Deputy Clerk
4. Mike Fowler, Director of Public Works, Parks and Facilities
5. Mary Hasan, Director of Finance/Treasurer
6. Andrew Hartholt, CBO
7. Jamie MacNeil, Fire Chief
8. Glenn Schwendinger, CAO - absent

3. **MOMENT OF REFLECTION**

4. **CONFIRMATION OF THE AGENDA**

**Resolution No. 2024-427:**

Moved by Councillor Sepulis and  
Seconded by Councillor Goyda

**That Council approves the November 27, 2024 Agenda and Addendum as circulated; and**

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

**Consent Item 6.1.1 Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the November 27, 2024 Council agenda.**

**CARRIED**

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

Councillor Goyda declared a potential pecuniary interest related to item 9.2.1 Schedule E, as a board member I have a potential pecuniary interest.

Councillor Sepulis declared a potential pecuniary interest related to item 9.2.1 Schedules B & C, as the organizations Friends of Mill Creek and Optimist Club of Puslinch are seeking to receive grant funding. As I am a member of each to these organizations, I have an indirect I pecuniary interest.

Councillor Hurst declared a potential pecuniary interest related to item 9.2.1 Schedule E, as a current board member of Sunrise Therapeutic Riding & Learning CTR, who have applied for a 2025 grant and wish to

declare a conflict and remove myself from the discussion / decision making process during the Council meeting.

**6. CONSENT AGENDA**

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

6.1.1 Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the November 27, 2024 Council agenda.

6.2 Township of Larder Lake Resolution Regarding the Redistribution of Land Transfer Tax and Property Sale GST

6.3 Township of McGarry Resolution Regarding the Redistribution of Land Transfer Tax and Property Sale GST

6.4 Township of Howick Resolution regarding Ontario Provincial Police Costs for 2025

6.5 County of Wellington December 2024 Committee and Council Schedule

6.6 Wellington O.P.P. Detachment Board Report - October 2024

6.7 Wellington O.P.P. Detachment Board Report - November 2024

6.8 Conservation Authorities Act Deliverables Package for Conservation Halton – November 2024

6.9 TAPMO Letter to Assistant Deputy Minister Ian Freeman RE O. Reg 370 24

6.10 TAPMO Letter to Minister of Finance Peter Bethlenfalvy RE Aggregate Assessment

6.11 TAPMO Letter to Premier Ford and Minister Bethlenfalvy RE Pre Budget Announcement

6.12 TAPMO November 2024 Newsletter

**Resolution No. 2024-428:**

Moved by Councillor Sepulis and  
Seconded by Councillor Hurst

**That the Consent Agenda items listed with the exception of items 6.2, 6.3, 6.10, 6.11, and 6.12 for NOVEMBER 27, 2024 Council meeting be received for information.**

**CARRIED**

**Resolution No. 2024-429:**

Moved by Councillor Sepulis and  
Seconded by Councillor Hurst

**That the Consent Agenda items listed with the exception of items 6.2 and 6.3 for NOVEMBER 27, 2024 Council meeting be received for information; and**

**Whereas the Township of Puslinch supports the Resolution from the Township of Larder Lake and Township of McGarry;**

**Whereas municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and**

**Whereas the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and**

**Whereas the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and**

**Whereas the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and**

**Whereas redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and**

**Whereas a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;**

**Be it resolved that the Township of Puslinch requests as follows:**

**That the Provincial Government consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and**

**That the Federal Government be requested to allocate a percentage of the GST collected on property sales to municipalities; and**

**That this redistribution of the Land Transfer Tax and GST be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thereby ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and**

**Be It further resolved that a copy of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and**

**That copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.**

**CARRIED**

**Resolution No. 2024-430:**

Moved by Councillor Sepulis and  
Seconded by Councillor Bailey

**That the Consent Agenda items listed with the exception of items 6.10, 6.11, and 6.12 for NOVEMBER 27, 2024 Council meeting be received for information; and**

**Whereas the Township of Puslinch Council supports the information provided by TAPMO to member municipalities of TAPMO; and**

**Whereas the Township of Puslinch Council sees the value and significance of circulating this information provided by TAPMO to all Ontario municipalities;**

**Therefore, that Council directs staff to forward items 6.10, 6.11, and 6.12 to all Ontario municipalities; and**

**That Council direct staff to forward the following resolution to the Minister of Finance, the Minister of Municipal Affairs and Housing, local school board trustees, AMO, ROMA, Local MPP, all Ontario Municipalities and the Municipal Property Assessment Corporation:**

**Whereas the Ministry of Finance has introduced a one-time \$7 million reduction in education taxes in 2024, a subsidy that will be absorbed by the province through a 95% reduction in education taxes—marking the first such subsidy provided by the province to any industry;**

**Whereas the Ministry of Finance’s plans to introduce a new aggregate property sub-class in 2025, which is set to provide a \$6 million subsidy to the aggregate industry, with \$3 million of that subsidy being transferred back to the municipal (primarily residential) tax base, raises serious concerns about the fairness and equity of the system;**

**Whereas the claims that the new sub-class will provide tax stability and predictability seem hollow and do not address the systemic inequities in the taxation framework, which continues to shift an undue burden onto municipal taxpayers, particularly those in rural areas who host these aggregate operations;**

**Whereas there is significant concern that the government’s actions prioritize the interests of the aggregate industry over the financial realities faced by municipalities and their residents, and that this shift in burden undermines public trust in the fairness and integrity of Ontario’s legal and tax frameworks;**

Whereas TAPMO has presented evidence demonstrating that the aggregate industry is financially capable of meeting its tax obligations, including substantial profits and royalty payments made by industry leaders, further undermining the need for these subsidies;

Whereas the municipal taxpayer should not bear the cost of correcting a past error in assessment methodology that unfairly benefited then aggregate industry, and the new property tax class ratio risks further undermining the principle of revenue neutrality and eroding confidence in Ontario's legal and tax systems;

Therefore be it resolved that the Council of the Township of Puslinch strongly objects to the undue burden being placed on municipal taxpayers to subsidize the aggregate industry, and calls on the provincial government to:

Reevaluate and correct the misguided subsidies being provided to the aggregate sector, and ensure that future tax policies are fair, equitable, and consistent for all taxpayers.

1. Uphold the principles of revenue neutrality in the aggregate tax framework and ensure that any new tax classifications or methodologies do not result in a net loss of revenue for municipalities, especially those that are already facing significant financial challenges.

2. Commit to meaningful reform that ensures fairness and consistency across all sectors of the economy, and actively engages municipalities and taxpayers in a transparent and inclusive process, rather than catering to the demands of the aggregate industry.

3. Take immediate action to correct the existing inequities in the tax framework, ensuring that the burden of this correction is not unjustly shifted to municipal taxpayers, particularly those in rural communities who host these operations.

4. Respect and uphold the integrity of the legal process by honouring the decisions of the Divisional Court and ensuring that all assessment methodologies are transparent, accountable, and based on a fair and balanced approach.

5. Further be it resolved that the Council Township of Puslinch supports TAPMO's call for the provincial government to adopt reforms that prioritize the needs and fairness of municipal taxpayers and to ensure that the aggregate sector contributes its fair share to the province's tax base; and Further be it resolved that this resolution be forwarded to the Minister of Finance, the Minister of Municipal Affairs and Housing, local school board trustees, AMO, ROMA, Local MPP, all Ontario Municipalities and the Municipal Property Assessment Corporation.

**CARRIED**

**Resolution No. 2024-431:**

Moved by Councillor Bailey and  
Seconded by Councillor Goyda

That Council advance item 9.7.1 Verbal report regarding Badenoch Storage Shed Replacement Donations to directly following consent items.

**CARRIED**

**7. DELEGATIONS:**

(a) 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 12:17PM to 12:52pm**

**Roll Call**



Councillor Goyda  
Councillor Sepulis  
Councillor Bailey  
Councillor Hurst  
Mayor Seeley

8. **PUBLIC MEETINGS:**

November 27, 2024 at 7:00 P.M. Public Information Meeting held in-person at the Municipal Office (7404 Wellington Road 34) and by electronic participation through Zoom regarding the following:

- Zoning By-law Amendment Application D14-QUI (Quinnell) 1873 Townline Road
- Zoning By-law Amendment Application D14-JEF (Jefferson) 86 Farnham Road
- Zoning By-law Amendment Application D14-SCR (Scrivener) 4438 Watson Road

9. **REPORTS:**

**9.1 Puslinch Fire and Rescue Services**

9.1.1 None

**9.2 Finance Department**

9.2.1 Report FIN-2024-030 – 2025 Grant Application Program

**Resolution No. 2024-432:**

Moved by Councillor Goyda and  
Seconded by Councillor Hurst

**THAT Report FIN-2024-030 entitled 2025 Grant Application Program be received; and**

**That Council approves the grant allocations amounting to \$8,785 as outlined below:**

Organization	2025 Approved Grant Allocation
Aberfoyle Agricultural Society	<b>\$3,000</b>
Puslinch Minor Soccer Club	<b>\$4,785</b>
Whistle Stop Cooperative Preschool Inc.	<b>\$1,000</b>

**CARRIED**

Councillor Goyda declared a potential pecuniary interest related to item 9.2.1 Schedule E, as a board member I have a potential pecuniary interest and refrained from discussions and voting on that item.

Councillor Hurst declared a potential pecuniary interest related to item 9.2.1 Schedule E, as a current board member of Sunrise Therapeutic Riding & Learning CTR, who have applied for a 2025 grant and wish to declare a conflict and remove myself from the discussion / decision making process during the Council meeting and refrained from discussions and voting on that item.

**Resolution No. 2024-433:**

Moved by Councillor Bailey and  
Seconded by Councillor Sepulis

**That Council approves the grant allocations amounting to \$5,000 as outlined below:**

Organization	2025 Approved Grant Allocation
Sunrise Therapeutic Riding and Learning Centre	<b>\$5,000</b>

**CARRIED**

Councillor Sepulis declared a potential pecuniary interest related to item 9.2.1 Schedules B & C, as the organizations Friends of Mill Creek and Optimist Club of Puslinch are seeking to receive grant funding. As I



am a member of each to these organizations, I have an indirect I pecuniary interest and refrained from discussions and voting on that item.

**Resolution No. 2024-434:** Moved by Councillor Hurst and  
Seconded by Councillor Bailey

**That Council approves the grant allocations amounting to \$8,085 as outlined below:**

Organization	2025 Approved Grant Allocation
Optimist Club of Puslinch	\$5,085
Friends of Mill Creek	\$3,000

**CARRIED**

9.2.2 Report FIN-2024-029 – 2025 Proposed Operating Budget

**Resolution No. 2024-435:** Moved by Councillor Bailey and  
Seconded by Councillor Sepulis

**That Report FIN-2024-029 entitled 2025 Proposed Operating Budget be received for information; and,**

**That the Staff Expense Policy and the Council, Committees and Other Appointments – Compensation, Benefits and Expense Policy be amended to reflect the delegated authority to the Director of Finance/Treasurer or designate for an automatic annual adjustment to the mileage reimbursement rate based on the Canada Revenue Agency per kilometre rates that are set at the end of each year; and**

**That Council approves the 2025 one-time base budget increases amounting to \$18,435 as outlined below to be funded by the 2024 surplus:**

Description	2025 Approved One-Time Base Budget Increases
175th Anniversary of the Township	\$1,435
Proposed Zoning By-law Amendments	\$15,000
Peer Review of Statements of Cultural Heritage Value or Interest	\$2,000

**That Council approves the 2025 permanent base budget increases amounting to \$2,397 as outlined below to be funded by the 2025 tax levy:**

Description	2025 Approved Permanent Base Budget Increases
Back-up to the EOC Director - Cell Phone for Emergency Incidents	\$627
Hamilton Health Sciences Medical Oversight	\$1,770

**That Council approves the 2025 permanent base budget increase amounting to \$684 for the Trax Software to be funded by the Building Reserve; and**

**That Council direct staff to recategorize the \$47K allocated from a future Committee Coordinator position to an additional By-law Officer Position; and**

**That Council direct staff to phase in a further BBI increase related to the Cambridge Fire Service Agreement of \$10,375 each year until 40% of the contract is achieved by 2027; and**

**That Council direct staff to remove the \$10K allocation for the Morwick G360 Ground Water Research Institute; and**

**That Council direct staff to remove the \$5K allocation for increased integrity commissioner costs.**

**CARRIED**

**9.3 Administration Department**

9.3.1 Report ADM-2024-062 – Council Compensation, Benefits and Expense Policy Review

**Resolution No. 2024-436:**

Moved by Councillor Sepulis and  
Seconded by Councillor Goyda

**That Report ADM-2024-062 regarding Council Compensation, Benefits and Expense Policy be received; and**

**That Council directs staff to prepare a By-law to adopt the Council, Committees and Other Appointments – Compensation, Benefits and Expense Policy, as amended, to include the wording in Section 1.1 “Committee Chair or Acting Chair”, at the December 18, 2024 Council meeting and to repeal By-law No. 058-2020; and**

**That Council direct staff to report back on Council member external committee appointments to determine if a per meeting compensation amount should be provided.**

**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 Verbal report regarding Badenoch Storage Shed Replacement Donations

**Resolution No. 2024-437:**

Moved by Councillor Sepulis and  
Seconded by Councillor Goyda

**That the verbal report regarding the Badenoch Storage Shed Replacement Donations be received for information.**

**CARRIED**

**10. CORRESPONDENCE:**

10.1 10:05 AM Presentation by Marianne Love, ML Consulting regarding 2024 Puslinch Council Compensation Review

**Resolution No. 2024-438:**

Moved by Councillor Hurst and  
Seconded by Councillor Sepulis



**That Correspondence Item 10.1 entitled Presentation by Marianne Love, ML Consulting, regarding 2024 Puslinch Council Compensation Review be received; and**

**That Council approves the compensation adjustment for Mayor and members of Council as outlined in the presentation.**

**CARRIED**

10.1 Township Planning Consultant Comments regarding County of Wellington Planning Committee Report regarding Official Plan Review – 2024 Rural Residential Growth Analysis

**Resolution No. 2024-439:**

Moved by Councillor Sepulis and  
Seconded by Councillor Goyda

**That Correspondence Items 10.1 entitled Township Planning Consultant Comments regarding County of Wellington Planning Committee Report regarding Official Plan Review – 2024 Rural Residential Growth Analysis be received for information; and,**

**Whereas the County has the flexibility to amend the Official Plan to allow for rural residential growth in accordance with the current Provincial Planning Policies.**

**Therefore, that Puslinch Council requests that the County remove the rural residential severance date of March 1, 2005, and control growth by allowing a property one (1) severance every five (5) years, as its preferred option for accommodating lot creation in Secondary Agricultural Areas with a review of this provision every five years; and**

**That Council direct staff to forward this Council resolution and NPG Planning Solutions Official Plan Review -2024 Rural Residential Growth Analysis report to the County of Wellington Planning Committee for consideration in respect to the Official Plan Review of Rural Residential Growth.**

**CARRIED**

**11. COUNCIL REPORTS:**

**11.1 Mayor' Updates**

11.1.1 Mayor Seeley gave an update on a recent meeting with representatives from the Premiers office related to MRN policies.

11.1.2 Mayor Seeley provided an update on the recent TAPMO Committee meeting which included the Executive Director work plan, Fees Structure, and upcoming delegations at ROMA.

11.1.3 Mayor Seeley remarked that he attended a gravel webinar recently.

11.1.4 Mayor Seeley commented on the success of the Santa Claus parade this past weekend.

**11.2 Council Member Reports**

11.2.1 None

**Resolution No. 2024-440:**

Moved by Councillor Goyda and  
Seconded by Councillor Sepulis

**That Council receive the Mayors updates for information.**

**CARRIED**

**12. BY-LAWS:**

12.1.1 None

**13. ANNOUNCEMENTS:**

17.1 Councillor Hurst remarked on the upcoming December 7, 2024 'stuff the fire truck' food drive.

**14. CLOSED SESSION:**

None

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

None

**16. NOTICE OF MOTION:**





None

17. **NEW BUSINESS:**

The Interim CAO mentioned that County and Township staff will be visiting business owners throughout the community to conduct BR&E surveys and that the Mayor volunteered to attend.

18. **CONFIRMATORY BY-LAW:**

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

**Resolution No. 2024-441:** Moved by Councillor Hurst and  
Seconded by Councillor Bailey

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

**By-Law 2024-071 being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 27 day of November 2024.**

**CARRIED**

19. **ADJOURNMENT:**

**Resolution No. 2024-442:** Moved by Councillor Sepulis and  
Seconded by Councillor Goyda

**That Council hereby adjourns at 1:52 p.m.**

**CARRIED**

\_\_\_\_\_  
James Seeley, Mayor

\_\_\_\_\_  
Courtenay Hoytfox, Clerk