



## MINUTES

**DATE:** June 12, 2024

**CLOSED MEETING:** 12:30 P.M.

**COUNCIL MEETING:** 9:00 A.M.

The June 12, 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 - arrived late  
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, Deputy Clerk
7. Jamie MacNeil, Fire Chief

### 3. MOMENT OF REFLECTION

### 4. CONFIRMATION OF THE AGENDA

#### Resolution No. 2024-206:

Moved by Councillor Sepulis and  
Seconded by Councillor Bailey

**That Council approves the June 12, 2024 Agenda and Addendum as circulated; and**

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

**Consent Item 6.1.4 Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the June 12, 2024 Council agenda.**

**CARRIED**

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

Councillor Sepulis declared a potential pecuniary interest related to item 10.1 Presentation by NPG Planning Solutions regarding Puslinch by Design: Employment Lands Study Update, 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. 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 May 22, 2024 Council Meeting Minutes



6.1.2 April 9, 2024 Planning and Development Advisory Committee Meeting Minutes

6.1.3 March 12, 2024 Committee of Adjustment Meeting Minutes

6.1.4 June 12, 2024 Council questions and Staff Responses

6.2 Association of Municipalities Ontario Policy Update regarding National Housing Strategy Funding, Ontario Health Teams, Enhancing Digital Security and Trust, Next Building Code

6.3 Association of Municipalities Ontario Policy Update regarding National Housing Strategy

6.4 Grand River Conservation Authority May 2024 General Meeting Summary

6.5 Wellington Federation of Agriculture regarding Stormwater Management Master Plans in Agricultural Areas for Wellington County

6.6 Enbridge Gas Inc. update related to Enbridge's Rate Rebasing Application and on Ontario's Keeping Energy Costs Down Act

6.7 Ministry of Municipal Affairs and Housing update related to municipal development related charge (MDRC) exemptions

6.8 Minister of Citizenship and Multiculturalism Letter regarding changes made to Ontario Heritage Act

6.9 Office of the Solicitor General Letter regarding Community Safety and Policing Act, 2019

6.10 Ministry of Municipal Affairs and Housing Letter regarding Get it Done Act, 2024, Received Royal Assent

6.11 Lake of Bays Letter resolution regarding Royal Assent of Administrative Monetary Penalty System in the Building Code Act

6.12 Township of Centre Wellington regarding Notice of Study Commencement and Public Information Centre - Water and Wastewater Master Servicing Plan

6.13 Township of Alwicks Haldimand resolution regarding MFIPPA Modernization

6.14 County of Wellington Joint Accessibility Advisory Committee Minutes – May 2024

6.15 Ontario Historical Society - Heritage Organization Development Grant - Applications Now Open

6.16 Puslinch Optimist Club Thank You Letter

6.17 Watson and Associates Assessment of Bill 185, Cutting Red Tape to Build More Homes Act, 2024

**Resolution No. 2024-207:**

Moved by Councillor Hurst and  
Seconded by Councillor Bailey

**That the Consent Agenda items with the exception of items 6.1.1, 6.11, 6.8, 6.13, and 6.15 listed for June 12, 2024 Council meeting be received for information.**

**CARRIED**

**Resolution No. 2024-208:**

Moved by Councillor Sepulis and  
Seconded by Councillor Bailey

**That the Consent Agenda items 6.1.1 listed for June 12, 2024 Council meeting be received for information.**

**CARRIED**

**Resolution No. 2024-209:**

Moved by Councillor Sepulis and  
Seconded by Councillor Hurst

**That the Consent Agenda items 6.11 listed for June 12, 2024 Council meeting be received; and**

**That Council direct staff to send a support resolution accordingly.**

**CARRIED**

**Resolution No. 2024-210:**

Moved by Councillor Sepulis and  
Seconded by Councillor Hurst

**That the Consent Agenda item 6.13 listed for June 12, 2024 Council meeting be received; and**

**That Council direct staff to send a support resolution accordingly.**

**CARRIED**

**Resolution No. 2024-211:**

Moved by Councillor Bailey and



Seconded by Councillor Goyda

**That the Consent Agenda item 6.8 listed for June 12, 2024 Council meeting be received; and**

**That Council direct staff to send correspondence to the Ministry expressing its gratitude for considering municipal feedback on this important issue.**

**CARRIED**

**Resolution No. 2024-212:**

Moved by Councillor Hurst and  
Seconded by Councillor Sepulis

**That the Consent Agenda item 6.15 listed for June 12, 2024 Council meeting be received; and**

**That Council refer this consent item to the Heritage Advisory Committee for consideration; and**

**That Council direct staff to forward this grant information to local heritage groups regarding the potential funding.**

**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 **9:05 AM** Delegation by John McNie regarding ERO #019-8428 with respect to an aggregate pit license application for the Ed Lake property on Concession Rd 2

**Resolution No. 2024-213:**

Moved by Councillor Sepulis and  
Seconded by Councillor Goyda

**That Council receives the Delegation by John McNie regarding ERO #019-8428 with respect to an aggregate pit license application for the Ed Lake property on Concession Rd 2 for information.**

**CARRIED**

**Resolution No. 2024-214:**

Moved by Councillor Sepulis and  
Seconded by Councillor Bailey

**That Council add a closed session item to discuss the delegation material to the June 12, 2024 closed session meeting.**

**CARRIED**

7.2.2 **9:15 AM** Delegation by Gabrielle Monteith regarding Bitumen and Tar in Wetlands due to road projects on Watson Road

**Resolution No. 2024-215:**

Moved by Councillor Sepulis and  
Seconded by Councillor Goyda

**That Council receives the Delegation by Gabrielle Monteith regarding Bitumen and Tar in Wetlands due to road projects on Watson Road for information; and**

**That Council direct staff to include the consideration for roadway wildlife mitigation measures during the 2025 budget process.**

**CARRIED**

**8. PUBLIC MEETINGS:**

June 12, 2024 at 7:00 P.M. Public Information Meeting held in-person in Council Chambers, Municipal Office (7404 Wellington Rd 34) and by electronic participation



through Zoom regarding proposed Zoning By-law Amendment D14/AZI (Usman Aziz) 6707  
Gore Road, Puslinch

9. **REPORTS:**

**9.1 Puslinch Fire and Rescue Services**

9.1.1 Report FIR-2024-004 Final Draft Community Risk Assessment

**Resolution No. 2024-216:**

Moved by Councillor Goyda and  
Seconded by Councillor Sepulis

**That Report FIR-2024-004 Final Draft Community Risk Assessment be received for information;  
and**

**That a final version of the Community Risk Assessment be presented to Council at the July  
Council meeting.**

**CARRIED**

**9.2 Finance Department**

9.2.1 None

**9.3 Administration Department**

9.3.1 Report ADM-2024-027 2nd Draft Heritage Permit By-law

**Resolution No. 2024-217:**

Moved by Councillor Hurst and  
Seconded by Councillor Goyda

**That Report ADM-2024-027 2nd Draft Heritage Permit By-law be received for information; and**

**That Council direct staff to incorporate the revisions as noted into the final draft of the by-law.**

**CARRIED**

9.3.2 Report ADM-2024-031 Proposed Township comments regarding Badger Daylighting ERO  
#019-8678 for Waste ECA Application

**Resolution No. 2024-218:**

Moved by Councillor Hurst and  
Seconded by Councillor Bailey

**That Report ADM-2024-031 entitled Badger Daylighting ERO for Waste Disposal Site ECA  
Application be received; and**

**Whereas the Zoning By-law Amendment appeal to the Ontario Land Tribunal was  
withdrawn by the Appellant on May 24, 2024, finalizing Council's decision such that the  
zoning remains extractive alone and hydrovac operations are not permitted; and**

**Whereas the Environmental Protection Act (EPA), Section 91 of Part X Spills, defines a  
"spill" as a discharge of a pollutant into the natural environment from or out of a  
structure, vehicle, or other container that is abnormal in quality; and**

**Whereas the process occurring on the subject lands of depositing, draining, and drying  
liquid soils (a waste defined by Reg. 347 and O.Reg. 406/19), potentially containing  
contaminants, has the potential to impact groundwater; and**

**Whereas such releases into the natural environment necessitate notification, reporting,**



and appropriate responses as outlined within the EPA regulations;

Therefore, Puslinch Council expects the hydrovac use to cease and the ECA application to be withdrawn. However, should the use continue, Puslinch Council requests that the Ministry of the Environment, Conservation and Parks (MECP) take steps to enforce compliance with the Environmental Protection Act, its Regulations, and the obligations therein; and

Whereas the hydrovac operations could result in a spill, as defined by the EPA, each time a truck discharges at the property;

That Puslinch Council requests that the MECP work directly with the property owner to ensure the site be rehabilitated to the satisfaction of the MECP, in accordance with the EPA, to protect adjacent landowners, the environment, and groundwater from adverse effects; and further:

That this report be forwarded directly to the Minister of the Environment, Conservation, and Parks, requesting a response, to MPP Arnott requesting his support with the Township's request that the MECP enforce the EPA and their obligations therein, MPP Rae requesting his support with the Township's request that the MECP enforce the EPA and their obligations therein, and to the MECP Local District Manager; and

That the MNRF be re-notified and requested that they fulfill their regulatory obligations in respect to the non-compliant use occurring within the ARA licensed area; and

That Puslinch Council directs Staff to formally object to the Waste Disposal Site ECA posted as ERO number 019-8678, in accordance with the comments herein.

**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 Report PW-2024-004 Consideration for hard surfacing gravel roads

#### **Resolution No. 2024-219:**

Moved by Councillor Bailey and  
Seconded by Councillor Goyda

That Report PW-2024-004 regarding the Consideration for Hard-Surfacing Gravel Roads be received; and

That Council give consideration to staff's recommendations as outlined in the report; and

That Council select the following Township road for hard-surfacing Road Project 3: Asset ID 27B, 71 & 81; and

That Council direct staff to work with the Township Engineer on the design in order for construction to commence in 2026.

**CARRIED**

Council recessed from 11:38 am to 12:15 pm



**Roll Call**

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

**9.7 Recreation Department**

9.7.1 None

**10. CORRESPONDENCE:**

Councillor Sepulis declared a potential pecuniary interest related to item 10.1 and refrained from participating in discussions and voting on the item.

10.1 Puslinch By Design Employment Land Study Kick-off Presentation

**Resolution No. 2024-220:**

Moved by Councillor Goyda and  
Seconded by Councillor Hurst

**That Council receive the Puslinch by Design Employment Land Study Kick-off Presentation for information.**

**CARRIED**

**11. COUNCIL REPORTS:**

**11.1 Mayor' Updates**

11.1.1 Mayor Seeley mentioned the Canada Day celebrations on July 1 at the Puslinch Community Centre

**11.2 Council Member Reports**

11.2.1 Councillor Bailey gave an update regarding the Agricultural Society Chicken Dinner at the Puslinch Community Centre.

11.2.2 Councillor Hurst gave an update on the upcoming Puslinch Lake Conservation Association house tour.

11.2.3 Councillor Sepulis provided an update from an incident at the Aberfoyle carnival and the Fire department staff that assisted the member of the public, and expressed the resident's appreciation for the Fire department's assistance.

11.2.4 Councillor Bailey expressed her thanks for the Fire Department's participation at the Aberfoyle Carnival.

11.2.5 Councillor Bailey asked staff to update Council regarding the Township' land acknowledgment statement open house.

**Resolution No. 2024-221:**

Moved by Councillor Hurst and  
Seconded by Councillor Sepulis

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

**CARRIED**

**12. BY-LAWS:**

12.1.1 None

**13. ANNOUNCEMENTS:**

17.1 None

**14. CLOSED SESSION:**

Council was in closed session from 11:49 a.m. to 3:01 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. 2024-222:** Moved by Councillor Sepulis and  
Seconded by Councillor Bailey

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

**14.1 Confidential report regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose - By-law enforcement**

**14.2 Confidential minutes from previous closed meetings:**

**14.2.1 May 22, 2024 Closed Meeting Minutes**

**14.3 Confidential verbal report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Aggregate Resource Act application**

**14.4 Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Hydrogeology report**

**CARRIED**

**Resolution No. 2024-223:** Moved by Councillor Hurst and  
Seconded by Councillor Bailey

**THAT Council moves into open session at 3:01 pm**

**CARRIED**

Council resumed into open session at 3:01 p.m.

**Resolution No. 2024-224:** Moved by Councillor Sepulis and  
Seconded by Councillor Goyda

That Council receives the:

**14.1 Confidential report regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose - By-law enforcement**

**14.2 Confidential minutes from previous closed meetings:**

**14.2.1 May 22, 2024 Closed Meeting Minutes**

**14.3 Confidential verbal report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Aggregate Resource Act application**

**14.4 Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Hydrogeology report; and**

That staff proceed as directed; and

That Council defer the Council Education/Training Session for the purpose of providing training with respect to responsibilities under the Fire Protection and Prevention Act to a future meeting.

**CARRIED**

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

None

**16. NOTICE OF MOTION:**

None





17. **NEW BUSINESS:**

- (a) Councillor Bailey mentioned the water leak in the shed at the Badenoch soccer field and noted that the roof needs to be replaced.

**Resolution No. 2024-225:**

Moved by Councillor Bailey and  
Seconded by Councillor Sepulis

**That Council direct staff to repair the roof on the shed if possible through the existing operating budget and if not, to fund the repairs through the parkland reserve.**

**CARRIED**

18. **CONFIRMATORY BY-LAW:**

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

**Resolution No. 2024-226:**

Moved by Councillor Goyda and  
Seconded by Councillor Hurst

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

**By-Law 2024-042 being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 12 day of June 2024.**

**CARRIED**

19. **ADJOURNMENT:**

**Resolution No. 2024-227:**

Moved by Councillor Bailey and  
Seconded by Councillor Hurst

**That Council hereby adjourns at 3:05 p.m.**

**CARRIED**

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James Seeley, Mayor

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Courtenay Hoytfox, Clerk