



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
AUGUST 27, 2025 COUNCIL MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34, PUSLINCH

MINUTES

DATE: August 27, 2025

CLOSED MEETING: Directly following Section 13
Announcements

COUNCIL MEETING: 10:00 A.M.

The August 27, 2025 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 – absent
Councillor Russel Hurst
Councillor Jessica Goyda
Councillor John Sepulis
Mayor James Seeley

STAFF IN ATTENDANCE:

1. Courtenay Hoytfox, CAO
2. Justine Brotherston, Director of Corporate Services / Municipal Clerk
3. Sarah Huether, Manager of Corporate Services / Deputy Clerk
4. Mike Fowler, Director of Public Works, Parks and Facilities
5. Mary Hasan, Director of Finance/Treasurer

3. **MOMENT OF REFLECTION**

4. **CONFIRMATION OF THE AGENDA**

Resolution No. 2025-259:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Council approves the August 27, 2025 Agenda 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 August 27, 2025 Council agenda.

CARRIED

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

Councillor Sepulis declared a potential pecuniary interest related to item 6.20 County of Wellington Notice of Complete Application – OP-2025-01 as the notice of completion is in regard to Estill Development proposed on SR20N. I reside on Sideroad 20N which will be impacted by this development should it proceed. As such my property value may be affected which requires that I declare a pecuniary interest as defined in the Municipal Conflict of Interest Act.

6. **CONSENT AGENDA**

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

- 6.1.1 July 23, 2025 Special Council Meeting Minutes
- 6.1.2 July 9, 2025 Council Meeting Minutes
- 6.1.3 July 8, 2025 Committee of Adjustment Meeting Minutes
- 6.1.4 July 8, 2025 Planning and Development Advisory Committee Meeting Minutes
- 6.1.5 June 10, 2025 Committee of Adjustment Meeting Minutes

6.1.6 June 10, 2025 Planning and Development Advisory Committee Meeting Minutes

6.1.7 May 28, 2025 Public Information Meeting Minute

6.1.8 August 27, 2025 Council questions and Staff Responses

6.2 AMO Policy Update - Comments on Bill 9, OPP Billing Review, Waste Management and OMA Consultations at the AMO Conference

6.3 AMO Policy Update - IESO Releases Final LT2 Documents, Trade and Tariff Webinar

6.4 City of Orangeville Council Resolution regarding Elect Respect Campaign

6.5 City of St. Catharines Council Resolution regarding Elect Respect Pledge

6.6 The Town of The Blue Mountains Council Resolution regarding TC Energy's Proposed Battery Storage Project

6.7 Village of Burks Falls Council Resolution regarding the Opposition of Battery Energy Storage System facilities

6.8 Town of Erin Council Resolution regarding the Opposition of Bill 17

6.9 Town of Goderich Council Resolution regarding Opposition of Bill 17

6.10 Ministry of Natural Resources Proposed Regulations to Support the Implementation of the Proposed Geologic Carbon Storage Act 2025, if passed

6.11 Township of North Glengarry Council Resolution regarding Request to amend Ontario regulation 39121 blue box

6.12 Municipality of Strathroy-Caradoc Council Resolution regarding Ontario Regulation 391-21 Blue Box

6.13 Township of Otonabee-South Monaghan Council Resolution regarding Opposition of Bill C-2, section 77.5

6.14 Township of Wellington North Council Resolution regarding Critical Ground - Why Soil is Essential Report

6.15 Township of Amaranth Council Resolution regarding County Road 109 Corridor Study

6.16 Municipality of West Nipissing Council Resolution regarding Moratorium on Aerial Spraying

6.17 June Monthly Monitoring Report, Mill Creek Pit License #5738

6.18 County of Wellington OPP - May 2025 Detachment Commander's Report

6.19 Grand River Conservation Authority Summary of General Membership Meeting June 2025

6.20 County of Wellington Notice of Complete Application – OP-2025-01

Resolution No. 2025-260:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That the Consent Agenda items listed for AUGUST 27, 2025 Council meeting with the exception of items 6.14 and 6.20 be received for information.

CARRIED

Resolution No. 2025-261:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That the Consent Agenda item 6.14 be received for information; and

Whereas the Township of Puslinch is receipt of North Wellington's letter of July 21, 2025 to The Standing Senate Committee of Agriculture and Forestry wherein North Wellington's Council communicated their full support for a 2024 report titled "Critical Ground: Why Soil is Essential to Canada's Economic, Environmental, Human and Social Health";

Be it resolved that the Township of Puslinch also fully supports all of the recommendations included in the Report; and

That a copy of this resolution be forwarded to, the Standing Senate Committee of Agriculture and Forestry, Senator Robert Black, MP Michael Chong, All municipalities within the County of Wellington, Wellington Federation of Agriculture, and Ontario Federation of Agriculture.

CARRIED

Councillor Sepulis declared a potential pecuniary interest related to item 6.20 County of Wellington Notice of Complete Application – OP-2025-01 as the notice of completion is in regard to Estill Development proposed on SR20N. I reside on Sideroad 20N which will be impacted by this development should it proceed.

As such my property value may be affected which requires that I declare a pecuniary interest as defined in the Municipal Conflict of Interest Act and refrained from discussions and voting on that item.

Resolution No. 2025-262:

Moved by Councillor Goyda and
Seconded by Councillor Hurst

That the Consent Agenda item 6.20 County of Wellington Notice of Complete Application – OP-2025-01 be received for information.

CARRIED

7. DELEGATIONS:

(a) Specific Interest (Items Listed on the Meeting Agenda)

7.1.1 **10:05 A.M.** Delegation by Christine Veit of Safe Communities regarding the Community Safety and Well-Being Plan.

Resolution No. 2025-263:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That the delegation by Christine Veit regarding the Safe Communities Community Safety and Well-Being Plan be received for information; and

Whereas Christine Veit of Safe Communities regarding the Community Safety and Well-Being Plan endorses the recommendations from Puslinch Council;

Therefore that the following be forwarded to the County Clerk for inclusion at the appropriate County Council committee/council meeting:

Whereas Council has safety concerns at the intersections of Concession 1 and Wellington Rd 35 and Concession 2 and Wellington Rd 35 as there has been a rise in recent collisions at these intersections;

That Council directs staff to request the collision data from the OPP at these intersections for review, and that the County/OPP be requested to place black cats in these areas; and

That Council direct staff to request that the County consider line painting roads more than once per year at high traffic and sensitive areas, such as roundabouts, crosswalks, and community safety zones; and

That Council direct staff to request the County clarify the policy framework for placing 50km speed limit delineators (centre line signage).

CARRIED

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

7.2.1 None

Council recessed from 10:35am to 10:37am

Roll Call

Councillor Goyda

Councillor Sepulis

Councillor Bailey - absent

Councillor Hurst

Mayor Seeley

8. PUBLIC MEETINGS:

September 17, 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 Proposed User Fees and Charges By-law.

9. REPORTS:

9.1 Puslinch Fire and Rescue Services

9.1.1 None

9.2 Finance Department

9.2.1 None

9.3 Office of the CAO

9.3.1 None

9.4 Corporate Services Department

9.4.1 Report COR-2025-033 Reporting out from Council Direction Update

Resolution No. 2025-264:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Council direct staff to provide the peer review of the 2024 Ground Water Monitoring Report and Ecology Report for Mill Creek Pit to the Pit Operator for response and the MNR for their information; and

That Council endorses the Mayor reaching out to the Pit Operator regarding the beaver dam noted in the report and connecting the Pit Operator with a licensed trapper to inquire about remedies; and

That Council direct staff to request a comprehensive review of the redd population by the pit operator as noted in the report; and

That Council endorses Councillor Goyda sharing the tasks of cleaning the banks with the Friends of Mill Creek Rangers to inquire if this clean up can be incorporated into their work plan; and

That Council direct staff to request the traffic count data and the criteria to warrant a traffic light from the MTO for review, and that staff report back to Council after the upcoming meeting between MTO and Township staff.

CARRIED

9.4.2 Report COR-2025-034 Shooting Range Complaint Resolution Protocol

Resolution No. 2025-265:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Report COR-2025-034 entitled Shooting Range Complaint Resolution Protocol (Protocol) be received; and

That Council endorse the Protocol as presented with the third and final reading of the Shooting Range By-law at a future meeting.

CARRIED

9.5 Building Department

9.5.1 None

9.6 Public Works Department

9.6.1 None

9.7 Recreation Department

9.7.1 None

10. **CORRESPONDENCE:**

10.1 Ministry of Natural Resources Proposed Updates to Certain Operational Policies under the Aggregates Resource Act

Resolution No. 2025-266:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Correspondence Item 10.1 Ministry of Natural Resources Proposed Updates to Certain Operational Policies under the Aggregates Resource Act be received for information; and,

That Council direct staff to request a copy of TAPMO's review of the policy updates for consideration.

CARRIED

10.2 Hamilton Conservation Authority – 2024 Audited Financial Statements

Resolution No. 2025-267:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Correspondence Item 10.2 Hamilton Conservation Authority – 2024 Audited Financial Statements be received for information.

CARRIED

11. **COUNCIL REPORTS:**

11.1 Mayor' Updates

11.1.1 Mayor Seeley remarked that a staff report on the AMO conference will be coming to the September meeting.

11.1.2 Mayor Seeley remarked that the Puslinch Fall Fair is coming up the weekend of September 6th.

11.1.3 Mayor Seeley provided an update on an upcoming meeting with the MNR in early September to discuss the ARA policy changes.

11.2 Council Member Reports

11.2.1 Councillor Sepulis noted that a member of PDCA has vacated her seat on the Committee.

Resolution No. 2025-268:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

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

CARRIED

12. **BY-LAWS:**

12.1.1 BL2025-069 – BL2025-069 being a by-law to appoint a Municipal Law Enforcement and Property Standards Officer

Resolution No. 2025-269:

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 BL2025-069 – Being a by-law to appoint a Municipal Law Enforcement and Property Standards Officer.

CARRIED

13. ANNOUNCEMENTS:

17.1 Councillor ...

14. CLOSED SESSION:

Council was in closed session from 11:30 a.m. to 12:28 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. 2025-270:

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:

14.1 Confidential report regarding a proposed or pending acquisition or disposition of land by the municipality or local board – Land Acquisition/Disposition

14.2 Confidential report regarding personal matters about an identifiable individual, including municipal or local board employees – Human Resource Matter

CARRIED

Resolution No. 2025-271:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

THAT Council moves into open session at 12:28 pm

CARRIED

Council resumed into open session at 12:28 p.m.

Resolution No. 2025-272:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Council receives the:

14.1 Confidential report regarding a proposed or pending acquisition or disposition of land by the municipality or local board – Land Acquisition/Disposition

14.2 Confidential report regarding personal matters about an identifiable individual, including municipal or local board employees – 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:

Councillor Sepulis remarked at the GJR railroad siding at the Corwhin crossing. Councillor Sepulis requested an update on this matter from staff. Mayor Seeley requested that staff inquire with the GJR how many historic sidings exist in the Township and if there will be driveway access during



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construction and if it will be removed after construction is complete, and when switching of cars will be occurring.

Resolution No. 2025-273: Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Council receives the new business item discussion and proceed as directed.

CARRIED

18. **CONFIRMATORY BY-LAW:**

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

Resolution No. 2025-274: Moved by Councillor Hurst and
Seconded by Councillor Sepulis

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

By-Law 2025-070 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 August 2025.

CARRIED

19. **ADJOURNMENT:**

Resolution No. 2025-275: Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That Council hereby adjourns at 12:29 p.m.

CARRIED

James Seeley, Mayor

Justine Brotherston, Clerk