



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 8, 2025 COUNCIL MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34, PUSLINCH

MINUTES

DATE: October 8, 2025

CLOSED MEETING: Directly following Section 13
Announcements

COUNCIL MEETING: 10:00 A.M.

The October 8, 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
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
6. Andrew Hartholt, CBO
7. Jamie MacNeil, Fire Chief

3. **MOMENT OF REFLECTION**

4. **CONFIRMATION OF THE AGENDA**

Resolution No. 2025-306:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Council approves the October 8, 2025, Agenda and Addendum as circulated; and

That Council approves the additions to the agenda as follows:

Consent Item 6.1.7 Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the October 8, 2025 Council agenda; and

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

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 September 17, 2025 Council Meeting Minutes

6.1.2 August 12, 2025, Planning and Development Advisory Committee Meeting Minutes

6.1.3 June 17 2025 Recreation and Community Wellness Advisory Committee Meeting
Minutes

- 6.1.4 June 9 2025 Youth Advisory Committee Meeting Minutes
- 6.1.5 June 2 2025 Special Heritage Advisory Committee Meeting Minutes
- 6.1.6 May 5 2025 Heritage Advisory Committee Meeting Minutes
- 6.1.7 Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the September 17, 2025 Council Agenda
- 6.2 August 2025 Grand River Conservation Authority Summary of General Meeting
- 6.3 AMO Policy Update - Build Canada Homes Market Sounding Submission New Process for Inter-Provincial Labour Mobility
- 6.4 AMO Policy Update - Federal Government Launches Build Canada Homes
- 6.5 AMO Policy Update Call to Amplify Automated Speed Enforcement Advocacy 2026 Ontario Community Infrastructure Fund Allocation
- 6.6 Municipality of South Huron Council Resolution regarding Proposed Amendments to the Resource Recovery and Circular Economy Act
- 6.7 Bluewater Recycling Association regarding Proposed Amendments to the Resource Recovery and Circular Economy Act
- 6.8 Municipality of South Huron Council resolution regarding Closure of Before and After School Programs
- 6.9 Municipality of Bluewater Council resolution regarding Closure of Before and After School Programs
- 6.10 Town of Petrolia Council resolution regarding Mandatory Firefighter Certification Requirements for Volunteer Firefighters
- 6.11 Township of Larder Lake Council Resolution regarding Extending Compliance Deadlines for Firefighter Certification
- 6.12 Town of Mapleton Council resolution regarding the Future of Community Natural Gas Expansion (NGEP Phase 3)
- 6.13 Town of Midland Council Resolution regarding Opposition to the Elimination of Automated Speed Enforcement (ASE) Cameras
- 6.14 Township of Larder Lake Resolution Requesting a Moratorium on Aerial Spraying of Glyphosate in the Timiskaming Forest
- 6.15 City of Guelph Council Memo - A Motion for Provincial Leadership on Salt Management and Public Safety
- 6.16 City of Dryden Council Resolution regarding Mandatory water safety and Swim-to-Survive Training in Elementary Curriculum
- 6.17 City of Kitchener Council Resolution regarding Cost Recovery Fees for Paper Billing for Tax and Utility Bills
- 6.18 Township of Bonfield Council Resolution regarding Canada Post and Canadian Union of Postal Workers Negotiations and Flyer Delivery
- 6.19 County of Wellington October 2025 Meeting Schedule
- 6.20 August Monthly Monitoring Report, Mill Creek Pit License #5738

Resolution No. 2025-307:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That the Consent Agenda items listed for OCTOBER 8, 2025 Council meeting with the exception of items 6.5, 6.7, 6.16, 6.12 be received for information.

CARRIED

Resolution No. 2025-308:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

That the Consent Agenda item 6.16 City of Dryden Council Resolution regarding Mandatory water safety and Swim-to-Survive Training in Elementary Curriculum be received for information; and

That Council direct staff to send a support resolution accordingly.

CARRIED

Resolution No. 2025-309:

Moved by Councillor Sepulis and

Seconded by Councillor Hurst

That item 6.5 AMO Policy Update Call to Amplify Automated Speed Enforcement Advocacy 2026 Ontario Community Infrastructure Fund Allocation be received for information; and,

Whereas AMO has advocated for the continuance of automated speed enforcement cameras; and

Whereas 21 Ontario Mayors have penned a letter dated Oct. 2, 2025 also advocating the continuance of automated speed cameras or at the very least continuance in school zones; and

Whereas an automated speed enforcement camera has been installed in Aberfoyle, Puslinch in a community safety zone on Brock Road with daily traffic in excess of 25,000 and

Whereas parents who walk their children to school must cross Brock Road; and

Whereas traffic speed violations on Brock Road have significantly been reduced with the introduction of the automated speed enforcement camera;

Therefore be it resolved that the Township of Puslinch supports the continuance of automated speed cameras in the very least in Community Safety Zones and areas in close proximity to schools and that a copy of this resolution be sent to Premier Ford, The Official Leader of the Opposition, MPP Racinsky, County of Wellington and it's municipalities, and AMO.

CARRIED

Resolution No. 2025-310:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That the Consent Agenda 6.7 Bluewater Recycling Association regarding Proposed Amendments to the Resource Recovery and Circular Economy Act be received for information; and

That Council direct staff to investigate opportunities to increase public awareness of the changes; and

That Council request that the County provides Council with a presentation once the program is built out.

CARRIED

Resolution No. 2025-311:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That the Consent Agenda item 6.12 be received for information; and

WHEREAS the Province has posted ERO 0250923, Consultation on the Future of Community Natural Gas Expansion, seeking feedback from municipalities, Indigenous communities and other stakeholders on how Phase Three (3) could best support access to natural gas for community development.

AND WHEREAS expanding access to natural gas is identified as a tool to support affordability and economic growth in Ontario communities, with Phases One (1) and Two (2) estimated to enable connections for approximately 17,000 buildings across 59 communities, and 16 projects completed to date.

AND WHEREAS The Township of Puslinch is working toward its housing and employment land goals that contribute to Ontario's broader objective to build at least 1.5 million homes by 2031 and recognizes that timely servicing solutions (including natural gas where appropriate) can help enable these targets.

AND WHEREAS Ontario's energy future relies on a balance of affordability, reliability, and sustainability by leveraging a mix of energy solutions—including

natural gas, electricity, and emerging energy technologies, to meet growing community needs. And whereas natural gas continues to play a critical role in supporting energy affordability, economic competitiveness, and enabling housing and employment growth across the province.

THEREFORE BE IT RESOLVED THAT Council:

- 1. Supports the Ministry’s consultation on the Future of Community Natural Gas Expansion (NGEP Phase 3) and endorses access to natural gas as an option to other energy solutions to advance Puslinch’s housing, employment lands, economic development objectives, and agricultural properties.**
- 2. Directs staff to submit comments to ERO 0250923 reflecting Puslinch priorities, including: OPA 131 which includes the identification of 139 hectares of Secondary Agricultural Area land to be redesignated Rural Employment Areas, expansion of Aberfoyle’s Urban Boundary to permit more housing and Rural Residential Severance Cut-off Date from March 2005 to May 2025.**
- 3. Forwards this resolution to MPP Joseph Racinsky, the Minister of Energy and Mines, the Ontario Energy Board, AMO, and neighbouring municipalities; and**

That Council direct staff to request a delegation from Enbridge at a future meeting.

CARRIED

Resolution No. 2025-312:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That the Consent Agenda 6.17 City of Kitchener Council Resolution regarding Cost Recovery Fees for Paper Billing for Tax and Utility Bills be received for information; and

That Council direct staff to report back regarding options to incorporate a surcharge for paper billings associated with mailing costs for monthly penalty notices for unpaid property taxes.

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

8. PUBLIC MEETINGS:

- 8.1 October 8, 2025 at 7:00 P.M. Public Information Session held in-person at the Municipal Office (7404 Wellington Road 34) and by electronic participation through Zoom regarding Zoning By-law Amendment Application D14-AUD (Audrey Meadows) – property location known as Part Lots 17, 18 & 19, Concession 8
- 8.2 October 29, 2025 at 7:00 P.M. Public Information Meeting held in-person at the Municipal Office (7404 Wellington Rd 34) and by electronic participation through Zoom regarding Site Alteration Application P11/HBC – property location Municipally known as 7504 McLean Rd E, Township of Puslinch
- 8.3 November 19, 2025 at 5:30 P.M. Open House held in-person at the Puslinch Community Centre (23 Brock Rd S) 2026-2030 Strategic Plan Engagement
- 8.4 November 19, 2025 at 7:00 P.M. Public Information Meeting held in-person at the Puslinch Community Centre (23 Brock Rd S) and by electronic participation through Zoom regarding Zoning By-law Application D14-DAN (Danby) – property location Municipally known as 4631 Sideroad 20 N, Township of Puslinch
- 8.5 November 20, 2025 at 7:00 P.M. Public Information Meeting held in-person at the Puslinch Community Centre (23 Brock Rd S) and by electronic participation through Zoom regarding Zoning By-law Amendment Applications:

- D14-DAA (Daaz) – property location Municipally known as 7456 McLean Rd West/197 Brock Rd S, Township of Puslinch
- D14-ONT (Ertl) – property location Municipally known as 6678 Wellington Rd 34, Township of Puslinch

9. **REPORTS:**

9.1 Puslinch Fire and Rescue Services

9.1.1 None

9.2 Finance Department

9.2.1 Report FIN-2025-021 2024 Development Charges and Cash in Lieu of Parkland

Resolution No. 2025-313:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Report FIN-2025-021 entitled 2024 Development Charges and Cash in Lieu of Parkland be received for information; and

That Council direct staff to investigate the opportunity for the use of Community Benefits Charge Strategy prior to the Development Charges Background Study being presented in 2027.

CARRIED

9.2.2 Report FIN-2025-026 2024 Township General Surplus

Resolution No. 2025-314:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Report FIN-2025-026 entitled 2024 Township General Surplus be received; and

That the 2024 General Surplus amount of \$29,907 be allocated to the Asset Management Discretionary Reserve in accordance with Council Resolution No. 2019-347.

CARRIED

9.3 Office of the CAO

9.3.1 None

9.4 Corporate Services Department

9.4.1 Report COR-2025-040 2026 Municipal and School Board Election Voting Method

Resolution No. 2025-315:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Report COR-2025-040 regarding the Proposed Alternate Voting Method for the 2026 Municipal Council and School Board Election (Election) be received; and

That the alternative voting method of Vote by Mail (VBM) be approved for the 2026 Election; and

That staff prepare a By-law to be approved at the October 29, 2025, Council meeting.

CARRIED

9.4.2 Report COR-2025-042 2026 Council, Committee and Budget Meeting Schedule

Resolution No. 2025-316:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Report COR-2025-042 entitled proposed 2026 Council, Committee & Budget Meeting Schedule be received; and,

That Council adopts the 2026 Council, Committee & Budget Meeting Schedule, attached as Schedule “A” as presented.

CARRIED

Council recessed from 11:05am to 11:11am

Roll Call

Councillor Goyda - absent

Councillor Sepulis

Councillor Bailey

Councillor Hurst

Mayor Seeley

9.4.3 Report COR-2025-043 2026 Conference and Delegation Schedule

Resolution No. 2025-317:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Report COR-2025-043 entitled 2025 Conferences and Delegations be received; and

That Council direct staff to bring this report back when dates are known for delegations in order to determine delegation requests as applicable.

CARRIED

9.4.4 Report COR-2025-044 – Zoning By-law Amendment Application to lift the holding provision request for Council to deem the application complete D14-QUI

Resolution No. 2025-318:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Report COR-2025-044 entitled Zoning By-law Amendment Application to lift the holding provision D14/QUI(H) Request for Council to deem the application to be complete be received; and

That Council deem the zoning amendment application to be complete; and,

That staff be directed to proceed with notice in accordance with Section 8 of O. Reg. 545/06 of the Planning Act, 1990.

CARRIED

9.4.5 Report COR-2025-045 – Zoning By-law Amendment Application to lift the holding provision request for Council to deem the application complete D14-AZI

Resolution No. 2025-319:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Report COR-2025-045 entitled Zoning By-law Amendment Application to lift the holding provision D14/AZI(H) Request for Council to deem the application to be complete be received; and

That Council deem the zoning amendment application to be complete; and,

That staff be directed to proceed with notice in accordance with Section 8 of O. Reg. 545/06 of the Planning Act, 1990.

CARRIED

9.4.6 Report COR-2025-046 – Recreation and Community Wellness Committee Goals/Objectives Update - Seniors Drop-in Programming

Resolution No. 2025-320:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Report COR-2025-046 entitled Recreation and Community Wellness Advisory Committee Goals and Objectives Update – Seniors Drop-in Pilot Programming be received; and

That Council approve the addition of the Seniors Drop-in Programming Goal and Objective to the 2025 and 2026 Recreation and Community Wellness Advisory Committee Workplan; and,

That Council approve the Seniors Drop-in Pilot Program times in the Alf Hales Room on Thursdays from 1:00 p.m. to 2:30 p.m.; and,

That Council direct staff consider opportunities to provide recreational programming, including recreational programming for seniors through the review of the Recreation and Parks Master Plan; and,

That Council direct staff to report back with the participation rates for the Seniors Drop-in Program through the review of the Recreation and Parks Master Plan.

CARRIED

9.4.7 Report COR-2025-047 – Heritage 2026 Part II Designation

Resolution No. 2025-321:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Report COR-2025-047 entitled Heritage Advisory Committee Goals and Objectives Update – 2026 Part II Designation be received for information; and,

That Council endorse the following properties as priority properties for designation in 2026 in accordance with the Heritage Advisory Committee’s recommendation:

1. 6530 Wellington Road 34
2. 7087 Concession 1
3. 6926 Wellington Road 34
4. 6526 Gore Road
5. 6835 Concession 1
6. 4071 Sideroad 25 South
7. 7160 Concession 1
8. 4095 Sideroad 25 South
9. 4240 Victoria Road South
10. 4227 Wellington Road 35
11. 7345 Concession 1
12. 4062 Highway 6
13. 4096 Highway 6
14. 4148 Watson Road South
15. 4304 Victoria Road South
16. 4512 Victoria Road South
17. 7661 Wellington Road 36
18. 4073 Watson Road South
19. 381 Maltby Road East
20. 95 Brock Road South
21. 4402 Concession 11
22. 7704 Wellington Road 36; and,

That Council approve the 2026 Part II Designation Goal and Objective and proposed action plan as presented.

CARRIED

9.4.8 Report COR-2025-048 – Property Standards By-law and Administrative Monetary Penalty System (AMPS) By-law Amendments

Resolution No. 2025-322:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report COR-2025-048 entitled Property Standards By-law and AMPS By-law Amendments be received for information; and,

That Council give three readings to By-law 2025-076 being a by-law to amend the Township's Property Standards By-law; and,

That Council give three readings to By-law 2025-077 being a by-law to amend the Township's AMPS By-law.

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 Conservation Halton Notice of Conservation Halton 2026 Budget

Resolution No. 2025-323:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Correspondence Item 10.1 Conservation Halton Notice of Conservation Halton 2026 Budget be received for information.

CARRIED

10.2 County of Wellington request for Comments regarding OPA 131 Rural Growth Policy Updates

Resolution No. 2025-324:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Correspondence Item 10.2 County of Wellington request for Comments regarding OPA 131 Rural Growth Policy Updates be received for information; and

That Council direct staff to endorse the OPA 131 Rural Growth Policy Updates report and restate its position that areas D1 and D2 be included in the Aberfoyle Boundary Expansion as the landowner in area D2 has expressed support for inclusion of the lands.

CARRIED

10.3 ERO Posting 025-0990 regarding Sewage ECA for 2795848 Ontario Inc. - 128 Brock Road

Resolution No. 2025-325:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Correspondence Item 10.3 ERO Posting 025-0990 regarding Sewage ECA for 2795848 Ontario Inc. - 128 Brock Road be received for information; and

That Council direct staff to submit the comments from Wellington County Source Water Protection to the ERO posting for the Ministry's consideration.

CARRIED

11. COUNCIL REPORTS:

11.1 Mayor' Updates

11.1.1 The Mayor provided an update regarding his introduction meeting as the new Chair of the GRCA board.

11.1.2 The Mayor remarked about the success of the Township 175th Anniversary on the weekend including the unveiling of the Bell and Carin.

11.1.2 Mayor Seeley mentioned that he is attending the Aberfoyle PS for government week.

11.2 Council Member Reports

11.2.1 Councillor Sepulis thanked staff for the 175th Township Anniversary.

Resolution No. 2025-326:

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 BL2025-076 being a by-law to amend Property Standards By-law

12.1.2 BL2025-077 being a by-law to amend AMPS By-law 043-2025

Resolution No. 2025-327:

Moved by Councillor Bailey and
Seconded by Councillor Sepulis

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

BL2025-076 being a by-law to amend Property Standards By-law

BL2025-077 being a by-law to amend AMPS By-law 043-2025

CARRIED

13. ANNOUNCEMENTS:

None

14. CLOSED SESSION:

Council was in closed session from 11:49 a.m. to 12:56 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. 2025-328:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

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

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

14.2 Confidential report regarding personal matters about an identifiable individual, including municipal or local board employees – Youth Advisory Committee Appointment

14.3 Confidential minutes from previous closed meetings:

14.3.1 July 9, 2025 Closed Council Meeting Minutes

14.3.2 July 23, 2025 Closed Council Meeting Minutes

14.3.3 August 27, 2025 Closed Council Meeting Minutes

14.3.4 September 17, 2025 Closed Council Meeting Minutes
14.4 Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – potential OLT appeal

CARRIED

Resolution No. 2025-329:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

THAT Council moves into open session at 12:56 p.m.

CARRIED

Council resumed into open session at 12:56 p.m.

Resolution No. 2025-330:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Council receives the:

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

14.2 Confidential report regarding personal matters about an identifiable individual, including municipal or local board employees – Youth Advisory Committee Appointment

14.3 Confidential minutes from previous closed meetings:

14.3.1 July 9, 2025 Closed Council Meeting Minutes

14.3.2 July 23, 2025 Closed Council Meeting Minutes

14.3.3 August 27, 2025 Closed Council Meeting Minutes

14.3.4 September 17, 2025 Closed Council Meeting Minutes

That Council give three readings and finally pass in open council;

BL-2025-074 being a by-law to appoint Suraj Jheeta to the Youth Advisory Committee for the remainder for the 2022-2026 term of Council; and

That Council direct staff to amend the Youth Advisory Committee Terms of Reference to permit three (3) members to a maximum of twelve (12) members; and

That Council authorize pre-budget approval to implement the Auxiliary Firefighter Reserve Program as part of the 2026 budget in the amount of \$5k to be funded by development charges and the remaining \$14k through the operating budget; and,

That Council direct staff to continue the recruitment process for (8) Auxiliary Firefighter Reserves in order for recruits to participate in the January 2026 County training program.

CARRIED

15. BUSINESS ARISING FROM CLOSED SESSION:

None

16. NOTICE OF MOTION:

None

17. NEW BUSINESS:

None

18. CONFIRMATORY BY-LAW:



18.1 By-Law to confirm the proceedings of Council for the Corporation of the Township of Puslinch

Resolution No. 2025-331: 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 2025-078 being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 8 day of October 2025.

CARRIED

19. ADJOURNMENT:

Resolution No. 2025-332: Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Council hereby adjourns at 12:58 p.m.

CARRIED

James Seeley, Mayor

Justine Brotherston, Clerk