



MINUTES

DATE: January 22, 2025

CLOSED MEETING: Directly following Section 13

COUNCIL MEETING: 10:00 A.M.

The January 22, 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, Interim CAO
2. Justine Brotherston, Interim Municipal Clerk - absent
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. 2025-014:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Council approves the January 22, 2025 Agenda as circulated; and

That Council approves the additions to the agenda as follows:

Consent Item 6.1.3 Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the January 22, 2025 Council agenda.

CARRIED

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

Mayor Seeley declared a potential pecuniary interest related to items 9.4.2 and 6.8 as I am a neighbour of the proposed development.

Councillor Goyda declared a potential pecuniary interest related to item 9.3.1 pertaining to property 4726 Watson Rd S as that property is owned by my family.

6. CONSENT AGENDA

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

6.1.1 January 15, 2025 Council Meeting Minutes

6.1.2 December 18, 2024 Council Meeting Minutes

6.1.3 January , 2022 Council questions and Staff Responses

- 6.2 AMO Policy Update – Reports on Ontario’s Homelessness Crisis, Water and Wastewater Utility Feasibility
- 6.3 City of Woodstock Council Letter of Support regarding Children's Aid Society Funding
- 6.4 Town of Aylmer Council Motion to Oppose Provincial Legislation on Cycling Lanes
- 6.5 Town of Kearney Council Letter to Minister of Municipal Affairs and Housing regarding More Homes Built Faster Act, 2022, and the Cutting Red Tape to Build More Homes Act
- 6.6 Township of Plympton-Wyoming Council Support Resolution regarding Property Taxation Implications Related to Non-Market Valuation of Electricity Industry Properties
- 6.7 Region of Waterloo, Water Supply Strategy Update
- 6.8 Notice of Application for Comment - Subdivision - WDD Main Street Inc. Part Lot 31, Concession 8

Resolution No. 2025-015: Moved by Councillor Hurst and
Seconded by Councillor Bailey

That the Consent Agenda items with the exception of 6.7 and 6.8 listed for JANUARY 22, 2025 Council meeting be received for information.

CARRIED

Mayor Seeley declared a potential pecuniary interest related to items 9.4.2 and 6.8 as I am a neighbour of the proposed development and refrained from discussions and voting on that item.

Resolution No. 2025-016: Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That the Consent Agenda items 6.7 and 6.8 listed for JANUARY 22, 2025 Council meeting be received for information.

CARRIED

7. DELEGATIONS:

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

- 7.1.1 **11:00 AM** Delegation by Barclay Nap on behalf of Wellington Federation of Agriculture regarding report 9.3.3 Report ADM-2024-067 Site Alteration By-law One Year Update

Resolution No. 2025-017: Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Council receives the Delegation by Barclay Nap on behalf of Wellington Federation of Agriculture regarding report 9.3.3 Report ADM-2024-067 Site Alteration By-law One Year Update for information.

CARRIED

- 7.1.2 **11:20 AM** Delegation by Dana Coffelt and Kelli Wallace regarding item 9.3.1 Report ADM-2024-065 2024 Heritage Designation Objections

Resolution No. 2025-018: Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That the delegation by Delegation by Dana Coffelt and Kelli Wallace regarding item 9.3.1 Report ADM-2024-065 2024 Heritage Designation Objections be received for information; and

That Council advance item 9.3.2 to directly following the delegation.

CARRIED

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

- 7.2.1 **11:40 AM** Delegation by Jennifer Beehler regarding request for amendment to the Township Kennel and Dog Licensing By-law



Resolution No. 2025-019:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That the delegation by Jennifer Beehler regarding request for amendment to the Township Kennel and Dog Licensing By-law be received for information.

CARRIED

Council recessed from 1:18pm to 1:58pm

Roll Call

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

8. PUBLIC MEETINGS:

January 22, 2025, 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:

- 2025 Proposed Township Budget
- Zoning By-law Amendment Application D14-BRU (Brunsveld) 4120 Wellington Road 35

9. REPORTS:

9.1 Puslinch Fire and Rescue Services

9.1.1 Report FIR-2025-001 – Fire Protection Grant – Execution of Agreement

Resolution No. 2025-020:

Moved by Councillor Hurst and
Seconded by Councillor Goyda

That Report FIR-2025-001 entitled Fire Protection Grant – Execution of Agreement be received; and,

That Council give 3 readings to By-law No. 2025-003 being a By-law authorizing the entering into an Agreement with the Ministry of the Solicitor General, Office of the Fire Marshal of Ontario for the Fire Protection Grant.

CARRIED

9.2 Finance Department

9.2.1 Report FIN-2025-001 – 2025 Interim Property Tax Levy and Tax Due Dates

Resolution No. 2025-021:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Report FIN-2025-001 entitled 2025 Interim Property Tax Levy and Tax Due Dates be received; and,

That Council give 3 reading to By-law No. 2025-004 being a by-law to provide for the levy and collection of the 2025 Interim Tax Levy.

CARRIED

9.2.2 Township of Puslinch Audit 2024 Audit Plan Communication Letter

Resolution No. 2025-022:

Moved by Councillor Hurst and



Seconded by Councillor Sepulis

That the Township of Puslinch Audit 2024 Audit Plan Communication Letter be received for information.

CARRIED

9.3 Administration Department

9.3.1 Report ADM-2025-001 Designation of 2024 Priority Properties

Resolution No. 2025-023:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Report ADM-2025-001 entitled Designation of 2024 Priority Properties received; and,

That Council affirm its decision to designate the following properties as outlined in the report with the exception of 4726 Watson Road South, pursuant to Section 29, Part IV of the Ontario Heritage Act;

- 1. 4855 Pioneer Trail**
- 2. 4856 Sideroad 10 North**
- 3. 6981 Concession 4**
- 4. 4556 Sideroad 20 North**
- 5. 6592 Concession 1**
- 6. 7098 Concession 1**
- 7. 69 Queen Street**
- 8. 56 Queen Street**
- 9. 6 Victoria Street**
- 10. 4162 Highway 6**
- 11. 7618 Leslie Road West**
- 12. 8 Brock Road North**
- 13. 4347 Concession 11**
- 14. 7839 Wellington Road 34**
- 15. 4217-4223 Watson Road South**
- 16. 7751 Maltby Road South**
- 17. 4677 Watson Road South**
- ~~18. 4726 Watson Road South~~**
- 19. 483 Arkell Road**
- 20. 43 McClintock Drive**
- 21. 32 Brock Road North**

That Council give three readings to the following By-laws attached as schedules to this report with the exception of 4726 Watson Road South, being By-laws 2025-005-2025-025 (excluding BL2025-022):

- 1. Schedule 'A' - BL2025-005 Designation By-law for the property municipally known as 4855 Pioneer Trail.;**
- 2. Schedule 'B' - BL2025-006 Designation By-Law for the property municipally known as 4856 Sideroad 10 North.;**
- 3. Schedule 'C' - BL2025-007 Designation By-law for the property municipally known as 6981 Concession 4.;**
- 4. Schedule 'D' - BL2025-008 Designation By-law for the property municipally known as 4556 Sideroad 20 North.;**
- 5. Schedule 'E' - BL2025-009 Designation By-law for the property municipally known as 6592 Concession 1.;**
- 6. Schedule 'F' - BL2025-010 Designation By-law for the property municipally**

- known as 7098 Concession 1.;
7. Schedule 'G' - BL2025-011 Designation By-law for the property municipally known as 69 Queen Street.;
 8. Schedule 'H' - BL2025-012 Designation By-law for the property municipally known as 56 Queen Street.;
 9. Schedule 'I' - BL2025-013 Designation By-law for the property municipally known as 6 Victoria Street.;
 10. Schedule 'J' - BL2025-014 Designation By-law for the property municipally known as 4162 Highway 6.;
 11. Schedule 'K' - BL2025-015 Designation By-law for the property municipally known as 7618 Leslie Road West.;
 12. Schedule 'L' - BL2025-016 Designation By-law for property municipally known as 8 Brock Road North.;
 13. Schedule 'M' - BL2025-017 Designation By-law for the property municipally known as 4347 Concession 11.;
 14. Schedule 'N' - BL2025-018 Designation By-law for the property municipally known as 7839 Wellington Road 34.;
 15. Schedule 'O' - BL2025-019 Designation By-law for the property municipally known as 4217-4223 Watson Road South.;
 16. Schedule 'P' - BL2025-020 Designation By-law for the property municipally known as 7751 Maltby Road East.;
 17. Schedule 'Q' - BL2025-021 Designation By-law for the property municipally known as 4677 Watson Road South.;
 - ~~18. Schedule 'R' - BL2025-022 Designation By-law for the property municipally known as 4726 Watson Road South.;~~
 19. Schedule 'S' - BL2025-023 Designation By-law for the property municipally known as 483 Arkell Road.
 20. Schedule 'T' - BL2025-024 Designation By-law for the property municipally known as 43 McClintock Drive.
 21. Schedule 'U' - BL2025-025 Designation By-law for the property municipally known as 32 Brock Road North; and

That staff be authorized to proceed with notice requirements as outlined in Section 29 of the Ontario Heritage Act, 1990 and in accordance with the Township's Ontario Heritage Act Alternative Notice Policy.

CARRIED

Councillor Goyda declared a potential pecuniary interest related to item 9.3.1 pertaining to property 4726 Watson Rd S as that property is owned by my family and refrained from discussions and voting on that item.

Resolution No. 2025-024:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

That Council affirm its decision to designate the property 4726 Watson Road South pursuant to Section 29, Part IV of the Ontario Heritage Act; and

That Council give three readings to the following By-laws BL2025-022.

That staff be authorized to proceed with notice requirements as outlined in Section 29 of the Ontario Heritage Act, 1990 and in accordance with the Township's Ontario Heritage Act Alternative Notice Policy.

CARRIED

9.3.2 Report ADM 2025-002 – Heritage Designation By-law for 2024 Designation Objection

Resolution No. 2025-025:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report ADM-2025-002 entitled Heritage Designation By-law for 2024 Designation Objection be received for information; and,

Whereas Township of Puslinch Council stated its intention to designate the property municipally known as 6714 Concession 1; and,

Whereas Council at its meeting held on December 18, 2024 considered objections in accordance with the Ontario Heritage Act, R.S.O. 1990, c. O.18 (the Act) for the property municipally known as 6714 Concession 1 and affirmed its decision to proceed with the designation process for the aforementioned properties;

Therefore be it resolved,

That Council withdraws its decision to designate the property 6714 Concession 1 pursuant to Section 29, Part IV of the Act.

CARRIED

9.3.3 Report ADM-2024-067 Site Alteration By-law One Year Update

Resolution No. 2025-026:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Report ADM-2024-067 entitled Site Alteration By-law One Year Update be received for information.

CARRIED

9.4 Planning and Building Department

9.4.1 Report PD-2025-001 Heritage Lake Release of Securities

Resolution No. 2025-027:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

That Report PD-2025-001 entitled Heritage Lake LP – Release of Securities be received; and

That Council authorize the release of the remaining securities in the amount of \$823,776.42 once any outstanding invoices are paid.

CARRIED

9.4.2 Report PD-2025-002 Zoning By-law Amendment Application (D14/WDD) Request for Council to deem the application complete/incomplete

Mayor Seeley declared a potential pecuniary interest related to items 9.4.2 and 6.8 as I am a neighbour of the proposed development and refrained from discussions and voting on that item.

Resolution No. 2025-028:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Report PD-2025-002 entitled Zoning By-law Amendment Application (D14/WDD) Request for Council to deem the application to be complete be received; and

Whereas the application D14/WDD has been reviewed by the Township of Puslinch in accordance with the requirements of the Planning Act; and



Whereas the Township's subconsultants have reviewed the application and have raised no concerns regarding deeming the application complete, confirming that all required studies have been provided; and

Whereas the Township acknowledges that deeming the application complete does not imply any judgment or position on the merits of the application; and

Whereas the application is still undergoing ongoing review, including public consultation and further detailed analysis, with a formal position on the matter to be presented following the completion of these processes; and

Whereas the Township expects that all concerns raised by its professional consultants during the review process will be adequately addressed to the satisfaction of the Township;

Therefore Be It Resolved that Council deems the application D14/WDD to be complete in accordance with the Planning Act; and

That Council acknowledges that the deeming of the application as complete is procedural and does not constitute a decision on the merits of the application, which will be determined following the full review process, including public consultation and the final analysis of all relevant information; and

That Council expects the applicant to adequately address concerns raised by the Township's professional consultants in accordance with the Planning Act and Township's policies and standards; and

That Council direct staff schedule an additional public meeting for this application in order to give the public an additional opportunity to provide input on the application.

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 10:05 A.M. Presentation by Samantha Lawson, Chief Administrative Officer and Joel Doherty, Manager of Conservation Lands, Grand River Conservation Authority regarding the Conservation Area Strategy and Land Inventory.

Resolution No. 2025-029:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That Council receive correspondence item 10.1 Presentation by Samantha Lawson, Chief Administrative Officer and Joel Doherty, Manager of Conservation Lands, Grand River Conservation Authority regarding the Conservation Area Strategy and Land Inventory be received for information.



CARRIED

10.2 **10:30 A.M.** Review of the County of Wellington's Report regarding the 2024 Provincial Planning Statement presented by Township Planning Consultant Jesse Auspitz, Principal Planner, NPG Planning Solutions Inc.

Resolution No. 2025-030: Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Council receive correspondence item 10.2 Review of the County of Wellington's Report regarding the 2024 Provincial Planning Statement presented by Township Planning Consultant Jesse Auspitz, Principal Planner, NPG Planning Solutions Inc. be received for information; and

Whereas Council has reviewed the attached planning report from its consultant and remains concerned about the 2005 rural residential severance date restriction; and

Whereas Council has requested several times for the 2005 severance date be reviewed as noted in the attached Council resolutions;

Therefore, that Council direct staff to request that County Planning staff provide information related to future consultation with affected municipalities related to rural residential severances and a timeline of when a determination will be made in respect to the 2005 restriction date; and

That Council request that County Planning staff attend an upcoming Puslinch Council meeting to provide the information as requested.

CARRIED

11. COUNCIL REPORTS:

11.1 Mayor' Updates

11.1.1 Mayor Seeley gave an update on the ROMA conference and the delegations with various ministries.

11.2 Council Member Reports

11.2.1 None

Resolution No. 2025-031: 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 BL2025-003 Authorize Entering into Agreement with OFM

12.1.2 BL2025-004 Interim Tax Levy By-law

12.1.3 BL2025-005 Designation By-law for the property municipally known as 4855 Pioneer Trail

12.1.4 BL2025-006 Designation By-law for the property municipally known as 4856 Sideroad 10 North

12.1.5 BL2025-007 Designation By-law for the property municipally known as 6981 Concession 4

12.1.6 BL2025-008 Designation By-law for the property municipally known as 4556 Sideroad 20 North

12.1.7 BL2025-009 Designation By-law for the property municipally known as 6592 Concession 1

12.1.8 BL2025-010 Designation By-law for the property municipally known as 7098 Concession 1

12.1.9 BL2025-011 Designation By-law for the property municipally known as 69 Queen Street

12.1.10 BL2025-012 Designation By-law for the property municipally known as 56 Queen Street

12.1.11 BL2025-013 Designation By-law for the property municipally known as 6 Victoria Street

12.1.12 BL2025-014 Designation By-law for the property municipally known as 4162 Highway 6

12.1.13 BL2025-015 Designation By-law for the property municipally known as 7618 Leslie Road West

12.1.14 BL2025-016 Designation By-law for the property municipally known as 8 Brock Road North



- 12.1.15 BL2025-017 Designation By-law for the property municipally known as 4347 Concession 11
- 12.1.16 BL2025-018 Designation By-law for the property municipally known as 7839 Wellington Road 34
- 12.1.17 BL2025-019 Designation By-law for the property municipally known as 4217-4223 Watson Road S
- 12.1.18 BL2025-020 Designation By-law for the property municipally known as 7751 Maltby Road East
- 12.1.19 BL2025-021 Designation By-law for the property municipally known as 4677 Watson Road South
- 12.1.20 BL2025-022 Designation By-law for the property municipally known as 4726 Watson Road South
- 12.1.21 BL2025-023 Designation By-law for the property municipally known as 483 Arkell Road
- 12.1.22 BL2025-024 Designation By-Law for the property municipally known as 43 McClintock Dr
- 12.1.23 BL2025-025 Designation By-law for the property municipally known as 32 Brock Road North
- 12.1.24 BL2025-026 Designation By-law for the property municipally known as 6714 Concession 1

Resolution No. 2025-032:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

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

- 12.1.1 BL2025-003 Authorize Entering into Agreement with OFM**
- 12.1.2 BL2025-004 Interim Tax Levy By-law**
- 12.1.3 BL2025-005 Designation By-law for the property municipally known as 4855 Pioneer Trail**
- 12.1.4 BL2025-006 Designation By-law for the property municipally known as 4856 Sideroad 10 North**
- 12.1.5 BL2025-007 Designation By-law for the property municipally known as 6981 Concession 4**
- 12.1.6 BL2025-008 Designation By-law for the property municipally known as 4556 Sideroad 20 North**
- 12.1.7 BL2025-009 Designation By-law for the property municipally known as 6592 Concession 1**
- 12.1.8 BL2025-010 Designation By-law for the property municipally known as 7098 Concession 1**
- 12.1.9 BL2025-011 Designation By-law for the property municipally known as 69 Queen Street**
- 12.1.10 BL2025-012 Designation By-law for the property municipally known as 56 Queen Street**
- 12.1.11 BL2025-013 Designation By-law for the property municipally known as 6 Victoria Street**
- 12.1.12 BL2025-014 Designation By-law for the property municipally known as 4162 Highway 6**
- 12.1.13 BL2025-015 Designation By-law for the property municipally known as 7618 Leslie Road West**
- 12.1.14 BL2025-016 Designation By-law for the property municipally known as 8 Brock Road North**
- 12.1.15 BL2025-017 Designation By-law for the property municipally known as 4347 Concession 11**
- 12.1.16 BL2025-018 Designation By-law for the property municipally known as 7839 Wellington Road 34**
- 12.1.17 BL2025-019 Designation By-law for the property municipally known as 4217-4223 Watson Road S**
- 12.1.18 BL2025-020 Designation By-law for the property municipally known as 7751 Maltby Road East**
- 12.1.19 BL2025-021 Designation By-law for the property municipally known as 4677 Watson Road South**
- 12.1.21 BL2025-023 Designation By-law for the property municipally known as 483 Arkell Road**
- 12.1.22 BL2025-024 Designation By-Law for the property municipally known as 43 McClintock Dr**
- 12.1.23 BL2025-025 Designation By-law for the property municipally known as 32 Brock Road North**

CARRIED

Councillor Goyda declared a potential pecuniary interest related to item 9.3.1 pertaining to property 4726 Watson Rd S as that property is owned by my family and refrained from discussions and voting on that item.

Resolution No. 2025-033:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

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

- 12.1.20 BL2025-022 Designation By-law for the property municipally known as 4726 Watson Road South**

CARRIED

13. CLOSED SESSION:



None

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

None

15. **NOTICE OF MOTION:**

None

16. **NEW BUSINESS:**

None

17. **ANNOUNCEMENTS:**

17.1 Councillor Bailey mentioned family day on Monday February 17, 2025.

18. **CONFIRMATORY BY-LAW:**

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

Resolution No. 2025-034:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

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

By-Law 2025-027 being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 22 day of January 2025.

CARRIED

19. **ADJOURNMENT:**

Resolution No. 2025-035:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Council hereby adjourns at 2:28 p.m.

CARRIED

James Seeley, Mayor

Courtenay Hoytfox, Clerk