



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JUNE 18, 2025 COUNCIL MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34, PUSLINCH

MINUTES

DATE: June 18, 2025

CLOSED MEETING: Directly following Section 13
Announcements

COUNCIL MEETING: 10:00 A.M.

The June 18, 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, 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. Glenn Schwendinger, CAO – absent
7. Michael Chant, Deputy Fire Chief

3. **MOMENT OF REFLECTION**

4. **CONFIRMATION OF THE AGENDA**

Resolution No. 2025-194:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Council approves the June 18, 2025 Agenda and Addendum as circulated; and

That Council approves the additions to the agenda as follows:

Consent Item 6.1.2 Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the June 18, 2025 Council agenda.

CARRIED

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

Councillor Goyda declared a potential pecuniary interest related to items 6.13 and 14.1. Item 6.13 is regarding a business owned by a family member and item 14.1 could impact the value of a property owned by a family member and therefore I will not participate in either discussion.

Mayor Seeley declared a potential pecuniary interest related to items 9.4.1 and 7.1.1 regarding the WDD Main Street Application as I own property adjacent to the development and I will not participate in discussion.

6. **CONSENT AGENDA**

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

6.1.1 May 28, 2025 Council Meeting Minutes

6.1.3 June 18, 2025 Council questions and Staff Responses

- 6.2 Hon. Jill Dunlop Minister of Emergency Preparedness and Response regarding Emergency Management Modernization Act, 2025
- 6.3 Ministry of Natural Resources and Forestry Letter regarding Reintroduction of the Geologic Carbon Storage Act
- 6.4 AMO Policy Update - Province Introduces Bill 30
- 6.5 AMO Policy Update -Multiple Items
- 6.6 AMO Policy Update - Submissions on Bill 5 and Bill 2
- 6.7 City of Pickering Council Resolution regarding Ontario Works and Ontario Disability Support Program
- 6.8 Township of Assignack Council resolution regarding Ontario Works and Ontario Disability Support Program
- 6.9 District of Parry Sound Municipal Association regarding Supporting Municipal Ethics Through Access and Education
- 6.10 City of Peterborough Council Resolution regarding Bill 6, Safer Municipalities Act, 2025
- 6.11 City of Caledon Council letter to Premier regarding Illegal Land Use
- 6.12 May 1, 2025, County of Wellington Joint Accessibility Advisory Committee Meeting Minutes
- 6.13 Puslinch Profile June 2025
- 6.14 Wellington County OPP Detachment April 2025 Report

Resolution No. 2025-195:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That the Consent Agenda items listed for JUNE 18, 2025 Council meeting with the exception of items 6.3, 6.11, 6.13 be received for information.

CARRIED

Councillor Goyda declared a potential pecuniary interest related to items 6.13 and 14.1. Item 6.13 is regarding a business owned by a family member and item 14.1 could impact the value of a property owned by a family member and refrained from discussions and voting on that item.

Resolution No. 2025-196:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That the Consent Agenda item 6.13 listed for JUNE 18, 2025 Council meeting be received for information.

CARRIED

Resolution No. 2025-197:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That the Consent Agenda item 6.3 listed for JUNE 18, 2025 Council meeting be received for information; and

That Council direct staff to forward this item to the Township Hydrogeologist for review and recommendation back to Council.

CARRIED

Resolution No. 2025-198:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That the Consent Agenda item 6.11 listed for JUNE 18, 2025 Council meeting be received for information; and

Whereas the Township of Puslinch Council is in receipt of the Township of Caledon's letter to Premier Ford dated June 4, 2025 which included the following;

At the June 3, 2025 General Committee Meeting, Council expressed support for a motion to strengthen municipal authority to effectively manage illegal land use by:

1. Amending the Planning Act to allow for a municipality to:

- a. require a person to pay an administrative penalty if the municipality is satisfied that the person has contravened section 41, section 46, subsection 49 (4) or section 52 or who contravenes a by-law passed under section 34 or 38 or an order made under section 47; whereas municipalities cannot currently administer administrative penalty systems under the Act, unlike the Municipal Act and Building Code Act,**
- b. issue orders to discontinue a contravening activity or perform work to correct a contravention under a by-law passed under section 34 of the Act, whereas the Act does not currently allow it.**
- c. enable a matter or thing to be done at a person's expense in default of it being done in accordance with an order made under a by-law passed under section 34 of the Act; further, that the costs of such action taken by a municipality may be recovered by adding the costs to the tax roll and collecting them in the same manner as property taxes, whereas municipalities cannot currently perform remedial work under the Act, unlike the Municipal Act,**
- d. register charges, fines, orders, notices, prohibitions, injunctions and court imposed fines in the proper land registry office, so any person acquiring any interest in the land subsequent to the registration of the order is deemed to have been served with the same order; whereas the Act does not currently allow it,**
- e. increase the maximum penalty amounts to \$50,000 for an individual and \$100,000 for a corporation on a first conviction and \$25,000 for each day the contravention continues after a conviction for an individual and \$50,000 for a corporation, additionally, amending the Act to allow municipalities to establish minimum fines under Zoning and Site Plan Control by-laws and continuing offence penalties on a first conviction.**

2. Amending the Municipal Act to allow for a municipality to:

- a. provide a system of licenses under a business licensing by-law for the local parking and storage operations of transportation businesses, including transportation depots and parking lots, whereas municipalities cannot currently regulate the minimum standards appropriate for the community through Ontario Regulation 583/06 (Licensing Powers),**
- b. close a business operating without a license or engaged in egregious illegal land uses that significantly harm nearby residents, the environment, and public safety; whereas municipalities cannot currently close or prevent illegal land use or operations from continuing,**
- c. physically bar entry to properties where illegal land uses that have significant detrimental impacts on adjacent residential properties, the environment or create unsafe situations,**
- d. register charges, fines, orders, notices, prohibitions, injunctions and court imposed fines in the proper land registry office, so any person acquiring any interest in the land subsequent to the registration of the order is deemed to have been served with the same order; whereas the Act does not currently allow it; and**

Whereas the Township of Puslinch has similar concerns;

**Be it resolved that the Township of Puslinch Council supports the aforementioned motion and;
That this resolution be forwarded to Premier Ford, MPP Joseph Racinsky, MPP Matthew Rae, Town of Caledon, AMO, and the official opposition.**

CARRIED

7. DELEGATIONS:

Mayor Seeley declared a potential pecuniary interest related to items 9.4.1 and 7.1.1 regarding the WDD Main Street Application as I own property adjacent to the development and refrained from discussions and voting on that item.

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

- 7.1.1 **10:15 AM** Delegation by Kayly Robbins, Weston Consulting regarding Report PD-2025-010 – WDD Main St. Zoning By-law Amendment and Draft Plan of Subdivision Recommendation Report

Resolution No. 2025-199:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Council receives the Delegation by Kayly Robbins, Weston Consulting regarding Report PD-2025-010 – WDD Main St. Zoning By-law Amendment and Draft Plan of Subdivision Recommendation Report for information.

CARRIED

Council recessed from 12:47pm to 12:54pm

Roll Call

Councillor Goyda
Councillor Sepulis
Councillor Bailey - Absent
Councillor Hurst
Mayor Seeley

- 1.1.1 **11:30 A.M.** Delegation by Bruce Taylor regarding Report ADM-2025-026 – Boreham Park Safety Study and Public Health Ontario's warning with regard to Ticks and Lyme Disease

Resolution No. 2025-200:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Council receives the Delegation by Bruce Taylor regarding Report ADM-2025-026 – Boreham Park Safety Study and Public Health Ontario's warning with regard to Ticks and Lyme Disease for information.

CARRIED

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

- 1.1.1 **None**

8. PUBLIC MEETINGS:

July 9, 2025, at 7:00 p.m. Public Information Meeting held in person at the Puslinch Community Centre (23 Brock Road South) regarding Phase 5 & 6 of Puslinch by Design Study

9. REPORTS:

9.1 Puslinch Fire and Rescue Services

- 9.1.1 None

9.2 Finance Department

- 9.2.1 Report FIN-2025-020 - Development Charges Update

Resolution No. 2025-201:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Report FIN-2025-020 entitled Development Charges Update be received; and

That Council direct staff to include a Transportation Master Plan in the 2026 capital budget for

Council's consideration including the additions to the scope of work as outlined in item 6.1.3 Council Questions; and

That Council direct staff to initiate an update to the 2024 Development Charges Background Study in 2027, including incorporation of eligible capital projects and service levels based on upcoming master plans and studies as outlined in Report FIN-2025-020.

CARRIED

9.2.2 Report FIN-2025-022 - First Quarter Financial Report - 2025

Resolution No. 2025-202:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

THAT Report FIN-2025-022 entitled First Quarter Financial Report – 2025 be received.

CARRIED

9.3 Administration Department

9.3.1 Report ADM-2025-023 - Updated 2022-2026 Committee of Adjustment Goals and Objectives Report

Resolution No. 2025-203:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Report ADM-2024-023 entitled Planning and Development Advisory Committee 2022-2026 Goals and Objectives Progress Report - Update be received for information; and,

That Council direct staff to implement the Planning and Development Advisory Committee's recommendations regarding the Minor Variance application process as part of the 2025/2025 Corporate workplan as follows:

- 1. Review and update of the Minor Variance Application Form in accordance with the recommendations outlined in report PDAC 2025-001 – Minor Variance Questionnaire;**
- 2. Review and update of the Minor Variance Application Process Guide in accordance with the recommendations outlined in report PDAC 2025-001 – Minor Variance Questionnaire;**
- 3. Review and update of the Building and Renovation Page in accordance with the recommendations outlined in report PDAC 2025-001 – Minor Variance Questionnaire.**

CARRIED

9.3.2 Report ADM-2025-024 Heritage Designation By-law for 2025 Designation Objection

Resolution No. 2025-204:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report ADM-2025-024 entitled Heritage Designation By-law for 2025 Designation Objection be received; and,

Whereas Township of Puslinch Council stated its intention to designation the property municipally known as 86 Farnham Road; and,

Whereas the Heritage Advisory Committee at its meeting held on June 2, 2025 considered the objection in accordance with the Ontario Heritage Act, R.S.O. 1990, c. O.18 (the Act) for the property municipally known as 86 Farnham and recommends that Council proceeds with the designation process for the aforementioned property;

Therefore be it resolved,

That Council withdraws its decision to designate 86 Farnham Road pursuant to Section 29, Part IV of the Act; and,

That Council give three readings to BL2025-062 being a by-law to designate the property municipally known as 86 Farnham Road.

CARRIED

9.3.3 10:05 A.M. Report ADM-2025-025 Reporting Out from Council Direction Update

Resolution No. 2025-205:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report ADM-2025-025 entitled Reporting Out from Council Direction Update be received for information; and,

That Council direct staff to withdraw the Township's objections to ERO Posting 025-0235 and 025-0476; and,

That Council direct staff to submit the comments attached as Schedule "A" to this report as presented as the Township's comments for ERO Posting 025-0476; and

That Council request that Mini Lakes provide quarterly monitoring reports to the Township for review; and

That Council direct staff to write to the MECP regarding expediting the ECA approval process for Mini Lakes and generally that the process be more efficient.

CARRIED

9.3.4 Report ADM-2025-026 Boreham Park Safety Study

Resolution No. 2025-206:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Report ADM-2025-026 entitled Boreham Park Safety Study be received; and

That Council direct staff to carry out the recommendations outlined in this report.

CARRIED

9.3.5 Report ADM-2025-027 Corporate Work Plan Update

Resolution No. 2025-207:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

THAT Report ADM-2025-027 regarding the 2025/2026 Corporate Work Plan Update be received for information.

CARRIED

9.4 Planning and Building Department

Mayor Seeley declared a potential pecuniary interest related to items 9.4.1 and 7.1.1 regarding the WDD Main Street Application as I own property adjacent to the development and refrained from discussions and voting on that item.

9.4.1 Report PD-2025-010 ZBA Recommendation Report - WDD Main St.

Resolution No. 2025-208:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Report PD-2025-010 entitled Zoning By-law Amendment Application Recommendation Report – WDD Main Street; and

Whereas the Township and its expert consultants are satisfied with the application to amend the zoning of the Part Lot 31, Concession 8 through their comprehensive review of the submission materials;

Therefore be it resolved,

That Council approves the Zoning By-law Amendment for Part Lot 31, Concession 8; and

That Council give three readings to By-law 2025-065 as presented, being a by-law to amend By-law no. 2018-023, as amended, being the Zoning By-law of the Township of Puslinch.

CARRIED

Council was in closed session from 10:55 a.m. to 11:19 a.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. 2025-209:

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:

13.3 Confidential verbal report regarding advice regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board regarding to a land use planning matter.

CARRIED

Resolution No. 2025-210:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Council moves into open session at 11:19 a.m.

CARRIED

Council resumed into open session at 11:19 a.m.

Resolution No. 2025-211:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Council receives the:

13.3 Confidential verbal report regarding advice regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board regarding a land use planning matter; and

That Council recommend to the County of Wellington that the proposed Draft Plan of Subdivision application 23T-23002 be granted draft approval, subject to the Township's Draft Conditions of Draft Plan of Subdivision Approval as amended in Schedule "B" of this report; and

That a public open house be scheduled related to the Draft Plan of Subdivision prior to execution of the agreement.

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 Highway 401 Improvements - Preliminary Design & Class Environmental Assessment Study

Resolution No. 2025-212:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Correspondence item 10.1 Highway 401 Improvements - Preliminary Design & Class Environmental Assessment Study be received for information; and

That Council direct staff to comment on the ERO requesting that the province ensure the proper disposal of asphalt grindings and other excess fill during this project and that should disposal occur in the Township, that it be permitted properly through the Township's By-law and permitting process; and

That Council direct staff to contact MTO to determine the existing level of service for the 401 between Highway 6 North and Highway 6 South.

CARRIED

10.2 Wellington County Climate Change and Sustainability Division Highlights Annual Report

Resolution No. 2025-213:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Correspondence item 10.2 Wellington County Climate Change and Sustainability Division Highlights Annual Report be received for information.

CARRIED

10.3 10:45 A.M. Wellington County Home Energy Efficiency Transition

Resolution No. 2025-214:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That Correspondence item 10.3 Presentation by Karen Chisholme, Climate Change and Sustainability Manager regarding Wellington County Home Energy Efficiency Transition be received for information.

CARRIED

10.4 11:00 A.M. Wellington County Official Plan Review - Phase 3B Rural Residential Growth

Resolution No. 2025-215:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That Correspondence item 10.4 Presentation by Sarah Wilhelm, Manager of Policy Planning regarding Wellington County Official Plan Review – Phase 3B Rural Residential Growth be received for information; and

Whereas Council has previously requested policy changes regarding residential growth such as the expansion of the boundaries of Aberfoyle and changing the rural residential severance date of March 1, 2005;

Therefore, that Council endorse the recommendations outlined in the Wellington County Official Plan Review - Phase 3B Rural Residential Growth report and the recommendations outlined in the

presentation, including the process steps and timelines, to proceed with the Aberfoyle boundary expansion, inclusive of area D subject to further review, and to reset the rural residential severance date to May 1, 2025; and

That County Planning staff report back on the feasibility of including area D in the Aberfoyle boundary expansion and the potential for a rural residential lot size review at the July 23 Special Council meeting.

CARRIED

10.5 Bill 17 Comments for Regulatory Registry – Distribution

Resolution No. 2025-216:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Correspondence item 10.5 Watsons & Associates & AMO Comments regarding Bill 17 Protect Ontario by Building Faster and Smarter Act, 2025 be received for information.

CARRIED

11. COUNCIL REPORTS:

11.1 Mayor' Updates

11.1.1 Mayor Seeley attended the County Economic Development Tour and visited three businesses in Puslinch. Mayor Seeley mentioned that he submitted a notice of motion to the County Roads Committee regarding reducing lanes on Brock Road. Mayor Seeley Queens Park Day was organized by Mapleton. Each municipality put forward topics to discuss, Puslinch put forward topics very similar to what we have put forward for AMO.

11.2 Council Member Reports

11.2.1 None

Resolution No. 2025-217:

Moved by Councillor Goyda and
Seconded by Councillor Hurst

That Council receive the Mayors updates for information.

CARRIED

12. BY-LAWS:

12.1.1 BL2025-060 Appoint Drinking Water Risk Management Inspector

12.1.2 BL2025-061 Appoint Interim Deputy Clerk

12.1.3 BL2025-062 Designation By-law for the property municipally known as 86 Farnham Road -
Withdrawn

12.1.4 BL2025-063 ZBA - 11 Main St

Mayor Seeley Declaration

Resolution No. 2025-218:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

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

12.1.1 BL2025-060 Being a By-Law to appoint a Drinking Water Source Protection Risk Management Inspector and Risk Management Official for the Corporation of the Township of Puslinch and to repeal by-law 058-2017

12.1.2 BL2025-061 Being a By-law to appoint an Interim Deputy Clerk

12.1.4 BL2025-063 Being a By-law to amend By-law number 023-18, as amended, pursuant to Sections 34 and 36 of the *Planning Act, R.S.O 1990*

CARRIED

13. ANNOUNCEMENTS:

13.1 12:00 P.M. Volunteer of the Year Award recipient Gayle Rice

14. CLOSED SESSION:

Council was in closed session from 1:58 p.m. to 2:17 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.

Councillor Goyda declared a potential pecuniary interest related to items 6.13 and 14.1. Item 6.13 is regarding a business owned by a family member and item 14.1 could impact the value of a property owned by a family member and therefore I will not participate in either discussion.

Resolution No. 2025-219:

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 a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board – Advisory report regarding land use controls

14.2 Confidential minutes from previous closed meetings:

14.2.1 May 28, 2025 Closed Meeting Minutes

CARRIED

Resolution No. 2025-220:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Council moves into open session at 2:17 pm

CARRIED

Council resumed into open session at 2:17 p.m.

Resolution No. 2025-221:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Council receives the:

14.1 Confidential report regarding a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board – Advisory report regarding land use controls

14.2 Confidential minutes from previous closed meetings:

14.2.1 May 28, 2025 Closed Meeting Minutes; and

That staff proceed as directed.

CARRIED

15. BUSINESS ARISING FROM CLOSED SESSION:

16. NOTICE OF MOTION:

17. NEW BUSINESS:

18. CONFIRMATORY BY-LAW:

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



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JUNE 18, 2025 COUNCIL MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34, PUSLINCH

Resolution No. 2025-222: 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 2025-064 being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 18 day of June 2025.

CARRIED

19. ADJOURNMENT:

Resolution No. 2025-223: Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Council hereby adjourns at 2:55 p.m.

CARRIED

James Seeley, Mayor

Courtenay Hoytfox, Clerk