



MINUTES

DATE: October 23, 2024

CLOSED MEETING: Directly following Announcements

COUNCIL MEETING: 10:00 A.M.

The October 23, 2024 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
3. Sarah Huether, Interim Deputy Clerk
4. Mike Fowler, Director of Public Works, Parks and Facilities
5. Mary Hasan, Director of Finance/Treasurer
6. Jamie MacNeil, Fire Chief
7. Andrew Hartholt, CBO
8. Michelle Cassar, Deputy Treasurer
9. Glenn Schwendinger, CAO - absent

3. **MOMENT OF REFLECTION**

4. **CONFIRMATION OF THE AGENDA**

Resolution No. 2024-360:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Council approves the October 23, 2024 Agenda as circulated; and

That Council approves the additions 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 October 23, 2024 Council agenda;

Confidential Item 14.3 regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board - Governance Review;

Confidential Item 14.4 and 14.5 regarding personal matters about an identifiable individual, including municipal or local board employees – Human Resource Matter

Confidential Item 14.6 regarding personal matters about an identifiable individual, including municipal or local board employees – Municipal Property Matter

CARRIED

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



Mayor Seeley declared a potential pecuniary interest related to confidential items 14.2 and 14.4, as I was a previous employee of the Township.

Councillor Goyda declared a potential pecuniary interest related to items 6.19, 6.20, and 10.1, as I have a family member that will be impacted by the new aggregate tax class discussed in those items.

6. CONSENT AGENDA

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

6.1.1 October 9, 2024 Council Meeting Minutes

6.1.2 September 10, 2024 Committee of Adjustment Meeting

6.1.3 August 13, 2024 Planning and Development Advisory Committee Meeting Minutes

6.1.4 October 23, 2024 Council questions and Staff Responses

6.2 Ministry of Municipal Affairs and Housing Greenbelt Plan Administrative Amendment

6.3 Ontario Big City Mayors Support for Solve the Crisis Campaign

6.4 Town of Plympton-Wyoming Resolution regarding Solve the Crisis

6.5 Public Health Sudbury and Districts regarding Government Regulation of Nicotine Pouches

6.6 Municipality of St. Charles Resolution regarding Government Regulation of Nicotine Pouches

6.7 AMO 2023 Annual Report - The Canada Community-Building Fund - Part I

6.8 AMTCO Board and Management Committee Updates

6.9 Good Roads regarding Establishment of an Ontario Rural Road Safety Program

6.10 Ontario Honours and Awards regarding 2025 Ontario Volunteer Service Awards

6.11 Western Ontario Wardens Caucus regarding Blue Box Program Extension

6.12 Town of Bradford West Gwillimbury Resolution regarding Ontario Deposit Return Program

6.13 Western Ontario Wardens Caucus regarding Provincial Regulations of Roadside Zoos

6.14 City of Temiskaming Shores Resolution regarding Alcohol Sales & Provincial Alcohol Strategy

6.15 Town of Cobourg Council Resolution regarding Support of Involuntary Care for Individuals with Severe Mental Health and Addictions

6.16 Royal City Science regarding International Science Centre and Science Museum Day

6.17 Youth Advisory Committee Resolution 2024-040 regarding Consent Agenda Item 7.1

6.18 Wellington County OPP Detachment Board Report - October 2024

6.19 MPAC's Implementation of New Aggregate Extraction Property Class for 2025 Taxation

6.20 Ministry of Finance regarding property assessment and taxation of aggregate extraction sites

Resolution No. 2024-361:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That the Consent Agenda items with the exception of items 6.9, 6.11, 6.12, 6.17, 6.18, 6.19, and 6.20 listed for OCTOBER 23, 2024 Council meeting be received for information.

CARRIED

Resolution No. 2024-362:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That the Consent Agenda items 6.11 and 6.12 listed for OCTOBER 23, 2024 Council meeting be received for information; and

That Council refer these items to the County of Wellington for a response; and

That Council request that the County Waste Management Services provide a presentation to Puslinch Council on their programs and any changes that are occurring in 2025.

CARRIED

Resolution No. 2024-363:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That the Consent Agenda items 6.17 listed for OCTOBER 23, 2024 Council meeting be received for information; and



That Council supports the request from the Youth Committee in principle, subject to additional information being provided on how the use complies with current policies and by-laws including details on the collaboration between the Youth Committee and the Tennis Group.

CARRIED

Resolution No. 2024-364:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That the Consent Agenda items 6.18 listed for OCTOBER 23, 2024 Council meeting be received for information; and

That Council request that County Roads staff provide a presentation to Puslinch Council to inform Council on the potential to expand community safety zones and provide a summary of Community Safety Zone establishment criteria and the speed enforcement tools that may be utilized in those areas; and

That Council direct staff to request that information regarding calls for service by municipal jurisdiction be provided on an annual basis.

CARRIED

Councillor Goyda declared a potential pecuniary interest related to items 6.19, 6.20, and 10.1, as I have a family member that will be impacted by the new aggregate tax class discussed in those items and refrained from discussion and voting on this matter.

Resolution No. 2024-365:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That the Consent Agenda items 6.19 and 6.20 listed for OCTOBER 23, 2024 Council meeting be received for information; and

That Council direct staff to incorporate an estimated 25% reduction to aggregate assessment for the 2025 budget; and

That Council direct staff to incorporate information into the property tax inserts mailed to property owners identifying the following increases to the resident's tax bill as a subsidy provided by the province to the aggregate industry highlighting that the province is directly responsible for this increase to resident's property tax bills; and

That Council direct staff to prepare a letter to the province outlining the following impacts to the municipal budget for 2025:

- **The decrease to the OCIF funding equates to 1.25% tax levy increase;**
- **The Aggregate tax subsidy equates to approximately 1% increase to the tax levy;**
- **The CLI-ECA downloaded responsibilities from the MECP to municipalities equates to approximately 1% increase to the tax levy for the application process in 2025; and**

That staff work with the Executive Director of TAPMO to incorporate information related to the Provincial aggregate assessment subsidy in an upcoming Newsletter which is distributed to the TAPMO membership.

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 None

Council recessed from 11:42pm to 11:52pm

Roll Call

Councillor Goyda
Councillor Sepulis
Councillor Bailey
Councillor Hurst
Mayor Seeley

8. **PUBLIC MEETINGS:**

None

9. **REPORTS:**

9.1 Puslinch Fire and Rescue Services

9.1.1 None

9.2 Finance Department

9.2.1 Report FIN-024-026 OMERS Participation By-law

Resolution No. 2024-366:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report FIN-2024-026 entitled OMERS Participation By-law be received; and

That Council gives 3 readings to By-law No. 2024-065 being a By-law to confirm and authorize continued participation in the OMERS Primary Pension Plan and the Retirement Compensation Arrangement for the OMERS Primary Pension Plan effective January 1, 2024.

CARRIED

9.2.2 Report FIN-024-027 2025 Proposed Capital Budget

Resolution No. 2024-367:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Report FIN-2024-027 entitled 2025 Proposed Capital Budget be received for information; and

That Council incorporate the following into the next iteration of the 2025 budget:

- That council does not reduce the operating budget currently by \$8904 for the structural firefighter gear;
- That staff report back on utilizing LAS to convert remaining halogen bulbs to LED at the Community Centre as a part of the Municipal Operations Centre Renovation;
- That the Electronic Sign Replacement be funded at the amount \$37,500 from Cash in Lieu of Parkland Reserve;
- That the Killean School Bell Cairn be funded at the amount \$17,750 for the Cairn and \$2,800 for the plaque from Cash in Lieu of Parkland Reserve;
- That staff be directed to continue fundraising efforts for both the digital sign and the Killean School Bell Cairn;
- That staff be directed to send design options for the Cairn to the Heritage Committee for comment;
- That Council direct staff to include a Perpetual Maintenance By-law in the 2025/2026 Corporate Workplan following the application for the CLI-ECA application and that the SWM pond rehabilitations be deferred until after the CLI-ECA is approved;
- That staff be directed consult with the MTO on the potential to close the intersection at Concession 1 and Highway 6 and report back to Council and that this road section be

deferred to a future year until the intersection is closed and that staff request the collision data at that intersection;

- That the \$22,184 for projects that are tax levy funded in 2025 be contributed to the Asset Management discretionary reserve and year over year;
- That 0.5% of a tax levy increase contribution to the gravel roads discretionary reserve be reallocated from the gravel road discretionary reserve to the asset management reserve in 2025;
- Fire Master Plan – no comments from Council
- Defibrillators – no comments from Council
- Diesel Exhaust System - no comments from Council
- Owl Cameras / tablets – no comments from Council
- IT and Infrastructure and Service Audit – no comments from Council
- Decibel Meter and Calibrator – no comments from Council
- That Council direct staff to incorporate 2 radar speed signs in the 2025 budget and 2 radar speed signs each budget cycle going forward; and
- That Council direct staff to incorporate \$10k contribution from the tax levy for the Morwick G360 Ground Water Research Institute as a place holder and consult with our Hydrogeologist and Source Water Protection to determine the value to the Township in providing more than in-kind contributions.

CARRIED

9.3 Administration Department

9.3.1 Report ADM-2024-051 2025 Council, Committee and Budget Meeting Schedule

Resolution No. 2024-368:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Report ADM-2024-046 entitled 2025 Council, Committee and Budget Meeting Schedule be received for information; and,

That Council adopts the 2025 Council, Committee and Budget Meeting Schedule attached as Schedule “A” to report ADM-2024-051 as presented.

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 None

9.7 Recreation Department

9.7.1 None

10. CORRESPONDENCE:

10.1 Ministry of Finance Provincial-Local Finance Division letter regarding Property Assessment and Taxation of Aggregate Extraction Sites

Resolution No. 2024-369:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That correspondence item 10.1 regarding Ministry of Finance Provincial-Local Finance Division letter regarding Property Assessment and Taxation of Aggregate Extraction Sites be received for information; and

That Council direct staff to inquire with the County regarding potential legal avenues that might be used to challenge the decision by the MOF considering the Divisional Court Decision.

CARRIED

10.2 10:05 A.M. Ground Water Interference Investigation

Resolution No. 2024-370:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That correspondence item 10.2 regarding Ground Water Interference Investigation be received for information; and

That Council direct staff to bring the report back for Council's consideration once comments have been received from all applicable agencies.

CARRIED

10.3 10:30 A.M. Presentation by Morwick G360 Groundwater Research Institute (University of Guelph) regarding NSERC Alliance Grant Presentation

Resolution No. 2024-371:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That correspondence item 10.3 regarding the Presentation by Morwick G360 Groundwater Research Institute (University of Guelph) regarding NSERC Alliance Grant Presentation be received for information; and,

Whereas the Township of Puslinch recognizes the importance of the groundwater research institute in safeguarding groundwater resources for all users within the municipality and greater area; and,

Whereas the Township is seeking to further investigate:

- **well interference in relation to the Highway 6 spill site, particularly regarding the potential impacts of the fractured bedrock aquifer in the area; and**
- **the impacts of large water takers in the area and the need for additional monitoring wells for gap areas; and**
- **water taking by the Region of Waterloo in the Puslinch Lake area;**

Therefore, be it resolved that the Township of Puslinch Council commits to providing continued in-kind support for the groundwater research institute; and

That Council consider a financial contribution during the 2025 budget process.

CARRIED

10.4 Environmental Compliance Approval – 2374868 Ontario Inc. – 6678 Wellington Road 34, Puslinch, ON

Resolution No. 2024-372:

Moved by Councillor Sepulis and

Seconded by Councillor Bailey

That correspondence item 10.4 regarding the 10.3 Environmental Compliance Approval – 2374868 Ontario Inc. – 6678 Wellington Road 34, Puslinch, ON be received for information.

CARRIED

11. COUNCIL REPORTS:

11.1 Mayor' Updates

11.1.1 Mayor Seeley gave an update on the visit to Aberfoyle Public School for local government week.

11.2 Council Member Reports

11.2.1 None

Resolution No. 2024-373:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

That Council receive the Mayors updates for information.

CARRIED

12. BY-LAWS:

12.1.1 BL2024-065 – Being a by-law to confirm and authorize continued participation in the OMERS Primary Pension Plan and the Retirement Compensation Arrangement for the OMERS Primary Pension Plan, each as amended from time to time, for the employees of the Corporation of the Township of Puslinch and being a By-law to repeal by-law 004-1963.

Resolution No. 2024-374:

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 BL2022-053 – Being a by-law to confirm and authorize continued participation in the OMERS Primary Pension Plan and the Retirement Compensation Arrangement for the OMERS Primary Pension Plan, each as amended from time to time, for the employees of the Corporation of the Township of Puslinch and being a By-law to repeal by-law 004-1963.

CARRIED

13. CLOSED SESSION:

Council was in closed session from 3:18 p.m. to 5:07 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.

Mayor Seeley declared a potential pecuniary interest related to confidential items 14.2 and 14.4, as I was a previous employee of the Township and therefore left the Council Chambers when those items were discussed and refrained from discussion and voting on those items.

Resolution No. 2024-375:

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 verbal report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – By-law Enforcement Matter in accordance with section 3.14 of the Township's By-law Complaint Policy



14.2 Confidential minutes from previous closed meetings:

- 14.2.1 October 9, 2024 Closed Meeting Minutes**
- 14.2.2 September 25, 2024 Closed Meeting Minutes**
- 14.2.3 September 11, 2024 First Closed Meeting Minutes**
- 14.2.4 September 11, 2024 Second Closed Meeting Minutes**
- 14.2.5 September 3, 2024 First Closed Meeting Minutes**
- 14.2.6 September 3, 2024 Second Closed Meeting Minutes**

Confidential Item 14.3 regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board - Governance Review;

Confidential Item 14.4 and 14.5 regarding personal matters about an identifiable individual, including municipal or local board employees – Human Resource Matter;

Confidential Item 14.6 regarding personal matters about an identifiable individual, including municipal or local board employees – Municipal Property Matter.

CARRIED

Resolution No. 2024-376:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

THAT Council moves into open session at 5:07 pm

CARRIED

Council resumed into open session at 5:07 p.m.

Mayor Seeley declared a potential pecuniary interest related to confidential items 14.2 and 14.4, as I was a previous employee of the Township and therefore left the Council Chambers when those items were discussed and refrained from discussion and voting on those items.

Resolution No. 2024-377:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

That Council receives the:

14.1 Confidential verbal report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – By-law Enforcement Matter in accordance with section 3.14 of the Township's By-law Complaint Policy

14.2 Confidential minutes from previous closed meetings:

- 14.2.1 October 9, 2024 Closed Meeting Minutes**
- 14.2.2 September 25, 2024 Closed Meeting Minutes**
- 14.2.3 September 11, 2024 First Closed Meeting Minutes**
- 14.2.4 September 11, 2024 Second Closed Meeting Minutes**
- 14.2.5 September 3, 2024 First Closed Meeting Minutes**
- 14.2.6 September 3, 2024 Second Closed Meeting Minutes**

Confidential Item 14.3 regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board - Governance Review;

Confidential Items 14.4 and 14.5 regarding personal matters about an identifiable individual, including municipal or local board employees – Human Resource Matter

Confidential Item 14.6 regarding personal matters about an identifiable individual, including municipal or local board employees – Municipal Property Matter; and

That staff proceed as directed.

CARRIED

14. BUSINESS ARISING FROM CLOSED SESSION:

None

15. NOTICE OF MOTION:

Councillor Sepulis provided notice of motion as follows to be considered at the next regular meeting of Council once comments on the matter have been received from application agencies:

Whereas Township's Consultant Harden Environmental has identified that a spill has occurred on Highway 6 south of the 401 as detailed in the report entitled "Groundwater Interference Investigation SUMMARY OF FINDINGS Revision 1 (October 2024) Highway 6 Corridor Puslinch, Ontario"; and

Whereas the Ministry of the Environment, Conservation and Parks (MECP) and Ministry of Transportation (MTO) staff have denied the existence of a spill; and

Whereas the local Health Unit has provided limited assistance and advice to the affected residents; and

Whereas the mandate of Source Water Protection does not extend to private well owners; and

Whereas the Township in the absence of support from the responsible provincial authorities had to undertake environmental studies at its own initiative and cost;

Be it resolved that staff be requested to ask the Ontario Ombudsman to investigate this matter in order

- a) to identify the action that the local staff of MECP, MTO, Ministry of Health and Source Water Protection should have undertaken on this matter
- b) to identify what changes could be made to existing legislation and regulations to ensure that appropriate action is taken by the responsible provincial agencies when the private well users have identified contamination of their well water by external sources beyond their control
- c) to identify any follow up action that the Township and affected residents could take and a copy of this resolution be sent to the Minister of Transportation, Minister of the Environment, Conservation and Parks, Minister of Health, and Speaker Ted Arnott.

16. NEW BUSINESS:

Resolution No. 2024-378:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

Whereas the provincial government is undertaking:

- a) significant road and underground projects over the next ten years which will generate significant excess soil to be managed and disposed; and
- b) studies of underground projects that if implemented will also generate significant excess soil; and

Whereas landfill sites across Ontario are already near capacity, necessitating amendments to legislation to allow certain quality soil to be disposed at excess soil reuse sites instead of being disposed of in landfills effective January 1, 2025; and

Whereas the Ministry of the Environment, Conservation and Parks (MECP) is currently under resourced and lacks the capacity to effectively manage the additional enforcement and oversight required for the relocation of excess soil; and

Whereas the responsibility to enforce and oversee excess soil regulations is being downloaded onto municipalities, which have limited enforcement capabilities and face the risk of significant costs being passed on to local taxpayers; and

Whereas contamination of existing soil and groundwater is a significant concern, particularly in rural municipalities with valuable agricultural lands and reliance on groundwater for its residents; and



Whereas agricultural lands must be prioritized equally with housing needs, roads and underground infrastructure; failure to adequately protect these lands could exacerbate the ongoing food crisis in Ontario; and

Whereas Ontario is not alone in navigating the challenges of sustainable development, and the United Nations provides guidance through its Sustainable Development Report, which includes goals focused on economic growth, infrastructure, sustainable communities, hunger, clean water and sanitation, climate action, and life on land; and

Whereas it is critical that governments consider the comprehensive impacts on all of these areas when conducting feasibility studies and implementing projects which generate excess soil; and

Whereas neglecting to account for the broader implications of projects may lead to negative outcomes;

Therefore Be It Resolved that the Council of the Township of Puslinch calls on the provincial government to:

1. Prioritize the protection of agricultural lands in the management of excess soil from roads and underground projects and in the planning and feasibility studies related to such projects.
2. Ensure that adequate resources are allocated to the MECP to support effective enforcement and oversight of excess soil regulations.
3. Collaborate with municipalities to provide necessary support and funding for enforcement activities related to excess soil management, minimizing financial burdens on local taxpayers.
4. Conduct a comprehensive impact assessment that considers all aspects of sustainable development, in alignment with the United Nations Sustainable Development Report, before proceeding with the traffic tunnel project and any further amendments to excess soil legislation; and

That the Township of Puslinch Council direct staff to send a copy of this resolution to the Minister of the Environment, Conservation and Parks; the Premier of Ontario; all Ontario municipalities; MPP Arnott; MPP Rae; the Wellington Federation of Agriculture; and OMAFRA requesting support for the protection of agricultural lands and sustainable development practices in Ontario.

CARRIED

17. **ANNOUNCEMENTS:**

17.1 None

18. **CONFIRMATORY BY-LAW:**

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

Resolution No. 2024-379:

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 2024-066 being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 23 day of October 2024.

CARRIED

19. **ADJOURNMENT:**

Resolution No. 2024-380:

Moved by Councillor Goyda and
Seconded by Councillor Bailey

That Council hereby adjourns at 5:12 p.m.

CARRIED



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 23, 2024 COUNCIL MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34, PUSLINCH

James Seeley, Mayor

Courtenay Hoytfox, Clerk