



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JANUARY 22, 2025, COUNCIL MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

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AGENDA

DATE: Wednesday January 22, 2025

REGULAR MEETING: 10:00 A.M.

CLOSED MEETING: Directly following Section 13. Announcements

≠ Denotes resolution prepared

1. Call the Meeting to Order
2. Roll Call
3. Moment of Reflection
4. Confirmation of the Agenda ≠
5. Disclosure of Pecuniary Interest & the General Nature Thereof
6. Consent Agenda ≠

Consent Agenda items are considered routine in nature and are voted on collectively. Any member of Council may request one or more items be removed from the Consent Agenda for separate action.



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- 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
- 6.2** 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

Recommendation:

That the Consent Agenda items listed for the January 22, 2025, Council meeting be received for information.

7. Delegations ≠

7.1 Specific Interest (Items Listed on the Meeting Agenda)

- 7.1.1 11:00 A.M.** 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

Recommendation:

That 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 be received for information.

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

Recommendation:

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.



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

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

Recommendation:

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

8. Public Meeting

8.1 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 ≠

Recommendation:

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.

9.2 Finance Department

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

Recommendation:

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.



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9.2.2 Township of Puslinch Audit 2024 Audit Plan Communication Letter

Recommendation:

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

9.3 Administration

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

Recommendation:

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

That Council affirm its decision to designate the following properties 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



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That Council give three readings to the following By-laws attached as schedules to this report:

- 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.;*



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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.

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.

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

Recommendation:

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 designation 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 [affirms/withdraws] its decision to designate the following properties pursuant to Section 29, Part IV of the Act:

1. 6714 Concession 1

That Council give three readings to the following by-laws attached as schedules to this report:

1. Schedule B – BL2025-026 Designation By-Law for property municipally known as 6714 Concession 1



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

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

9.4 Planning and Building Department

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

Recommendation:
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.

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

Recommendation:
That Report PD-2025-002 entitled Zoning By-law Amendment Application (D14/WDD) Request for Council to deem the application to be [complete/incomplete] 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 3 and Section 5 of O. Reg. 545/06 of the Planning Act, 1990.

9.5 Roads and Parks Department

9.5.1 None

9.6 Recreation Department

9.6.1 None



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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 ≠

Recommendation:

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.

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.≠

Recommendation:

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.

11. Council reports

11.1 Mayor’ Updates

11.2 Council Member Reports (verbal or written updates from members who sit on boards/committees)

12. By-laws ≠

12.1 First, Second and Third Reading

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



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- 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 South
- 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



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Recommendation:

That the following by-laws 2025-003 through 2025-026 be taken as read three times and finally passed in open Council.

- 13. Announcements**
- 14. Closed Session – Pursuant to Section 239 Subsection (2) of the Municipal Act, 2001 for the purpose of:**
 - 14.1 None**
- 15. Business Arising from Closed Session**
- 16. Notice of Motion**
- 17. New Business**
- 18. Confirmatory By-law ≠**
 - 18.1 BL2025-027 Confirm By-law – January 22, 2025**

Recommendation:

*That the following by-law be taken as read times and finally passed in open Council:
By-law 2025-027 being a by-law to confirm the proceeding of Council for the Corporation of the Township of Puslinch at its meeting held on 22nd day of January 2025.*

- 19. Adjournment ≠**



MINUTES

DATE: January 15, 2025

CLOSED MEETING: Directly following Section 13
Announcements

COUNCIL MEETING: 10:00 A.M.

The January 15, 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
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. 2025-001:

Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That Council approves the January 15, 2025 Agenda and Addendum as circulated; and

That Council approves the addition 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 January 15, 2025 Council agenda.

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 November 12, 2024, PDAC Meeting Minutes

6.1.3 January 15, 2025 Council questions and Staff responses

6.2 AMO Policy Update – Homelessness Encampments Legislation

6.3 AMO Policy Update - Pre-Budget Key Messages for Use at ROMA Delegations,
Conservation Authority Fees, Energy Supply and Distribution Plans, Environmental Bill



- 6.4 AMTCO - Board and Management Committee Highlights – December 2024
- 6.5 AMTCO Advocacy Update - Province Proposes Changes to Municipal Code of Conduct Regime
- 6.6 Ministry of Rural Affairs and Housing Letter to Heads of Council - Proposed Municipal Accountability Act
- 6.7 Minister of Infrastructure - Supporting Ontario's 2025 Connectivity Objectives - Municipal Guidance and Expectations
- 6.8 Grand River Conservation Authority - Summary of the General Membership Meeting – December 13, 2024
- 6.9 Grand River Conservation Authority General Meeting - Budget 2025 Draft 1
- 6.10 City of Milton Stormwater Management Master Plan Notice of Study Commencement
- 6.11 Grand River Conservation Authority - Municipal Apportionment and Budget Vote Meetings
- 6.12 City of Stratford Council Resolution regarding Enabling Municipalities to Charge Fees for use of Municipal Property by Gas Utilities
- 6.13 City of Toronto Council Resolution regarding Paid-Plasma-Free-Zone
- 6.14 Municipality of Kincardine Council Resolution regarding Property Tax Assessment model for the Electricity Industry
- 6.15 Mill Creek Pit, License #5738 Monthly Monitoring Report - November 2024

Resolution No. 2025-002: Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That the Consent Agenda items with the exception of item 6.3 listed for JANUARY 15, 2025 Council meeting be received for information.

CARRIED

Resolution No. 2025-003: Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That the Consent Agenda item 6.3 listed for JANUARY 15, 2025 Council meeting be received for information; and

That Council direct staff to follow up with the Conservation Authority to determine whether the freezing of fees results in any financial impacts.

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**

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 None

9.2 Finance Department

9.2.1 Report FIN-2025-004 - 2025 Capital and Operating Budget Update



Resolution No. 2025-004:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

**THAT Report FIN-2025-004 entitled 2025 Capital and Operating Budget Update be received;
and**

That Council seek feedback from the Puslinch Historical Society and the donor of the Killean School Bell regarding the design of the cairn; and

That Council refer the feedback received from the Puslinch Historical Society and donor of the Killean School Bell regarding the design of the cairn to the Heritage Advisory Committee for Information; and

**That Council direct staff to investigate the new rebate opportunities through the provincial retrofit program for the replacement of windows and doors prior to commencing the project;
and**

That Council direct staff to reallocate funds from the gravel roads improvement reserve to the asset management reserve as outlined in the Council Q&A "Alternate Option".

CARRIED

9.3 Administration Department

9.3.1 None

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 11:30 A.M. ERO Posting 019-9378 & ERO Posting 019-9325 Comments Regarding Approval for Storm Water Management and Permit to Take Water

Resolution No. 2025-005:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Council receive correspondence item 10.1, ERO Posting 019-9378 & ERO Posting 019-9325, regarding comments on the approval for Storm Water Management and the Permit to Take Water, for information; and

That Council submit the comments from Wellington Source Water and Wellington Hydrogeology Ltd. to the Ministry as the Township's initial response to the Storm Water Management and Permit to Take Water applications; and

That Council objects to both applications until the NRSI report is provided to the Township, and until the ECA application and supporting documentation are available, along with additional information regarding cumulative impacts, potential breaching impacts, recharge analysis, and associated details, and until the Township has adequate time to review and provide comments to the Ministry; and

That the Township respectfully requests the opportunity to submit further comments once the requested information is available; and

That the Township, in addition to the comments provided, requests to be notified of any well interference or exceedances of the green, yellow, and red threshold values, as noted in the comments; and

That Council request that the applicant be required, as a condition of the Permit to Take Water (PTTW), to take immediate action, including redrilling of wells, should well interference occur; and

That Council direct staff to request that the applicant, as a condition of the PTTW, compensate the municipalities for costs incurred in reviewing PTTW renewal applications, annual reports, reports referenced in the annual reports, exceedances of red threshold values, and associated reports or memorandums.

CARRIED

11. COUNCIL REPORTS:

11.1 Mayor' Updates

11.1.1 Mayor Seeley gave an update on the following:

- The upcoming ROMA conference and delegations.
- The upcoming BR&E business interviews.
- The upcoming meeting with MNR staff.
- That the Brock Road speed enforcement cameras are live in Aberfoyle.
- The Township resolution was recently considered at the County Planning meeting.

11.2 Council Member Reports

11.2.1 None

Resolution No. 2025-006:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

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

CARRIED

12. BY-LAWS:

12.1.1 BL2025-001 – Being a by-law to authorize the entering into a Fire Protection Agreement with the Corporation of the City of Cambridge for the purpose of Fire Emergency Services.

Resolution No. 2025-007:

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 BL2025-001 – Being a by-law to authorize the entering into a Fire Protection Agreement with the Corporation of the City of Cambridge for the purpose of Fire Emergency Services.

CARRIED

13. ANNOUNCEMENTS:



13.1 The Deputy Clerk shared that the Township has scheduled a public safety meeting on Feb 19, 2025, at the PCC from 7-9pm with the OPP to discuss anti-fraud and ways to safeguard your home. There will be advertisements throughout the community.

14. **CLOSED SESSION:**

Council was in closed session from 10:30 a.m. to 11:50 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. 2025-008:

Moved by Councillor Hurst 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 A confidential report regarding a personal matters about an identifiable individual, including municipal or local board employees – Human Resources Matter.

CARRIED

Resolution No. 2025-009:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

THAT Council moves into open session at 11:50 am

CARRIED

Council resumed into open session at 11:50 a.m.

Resolution No. 2025-010:

Moved by Councillor Hurst and
Seconded by Councillor Goyda

That Council receives the:

14.1 A confidential report regarding a personal matters about an identifiable individual, including municipal or local board employees – Human Resources Matter; and

That staff proceed as directed.

CARRIED

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

Resolution No. 2025-011:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

Whereas Council prioritizes the commencement of the Fire Master Plan, that Council authorizes pre-budget approval for the project.

CARRIED

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

Resolution No. 2025-012:

Moved by Councillor Hurst and



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& IN-PERSON AT 7404 WELLINGTON RD 34, PUSLINCH

Seconded by Councillor Bailey

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

By-Law 2025-002 being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 15 day of January 2025.

CARRIED

19. ADJOURNMENT:

Resolution No. 2025-013:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Council hereby adjourns at 12:59 p.m.

CARRIED

James Seeley, Mayor

Courtenay Hoytfox, Clerk



MINUTES

DATE: December 18, 2024

CLOSED MEETING: 9:00 A.M.

COUNCIL MEETING: 10:00 A.M.

The December 18, 2024 Council Meeting was held on the above date and called to order at 9:00 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. Glenn Schwendinger, CAO - absent

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2024-443:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Council approves the December 18, 2024 Agenda and Addendum as circulated; and

That Council approves the additions to the agenda as follows:

Consent Item 6.1.9 Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the December 18, 2024 Council agenda; and

Comments received from the Puslinch Lake Conservation Association regarding the zoning amendment application for the property 1873 Townline Road.

CARRIED

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

Councillor Goyda declared a potential pecuniary interest related to item 9.6.1 Badenoch Storage Shed Construction Donation as the recommendation includes my employer and therefore, I have a conflict in any decision or discussion.

Mayor Seeley declared a potential pecuniary interest related to item 14.2 as I am a former employee of the Township.

6. CONSENT AGENDA

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

- 6.1.1 November 20, 2024, Council Minutes
- 6.1.2 November 27, 2024, Council Minutes
- 6.1.3 November 27, 2024, Public Information Meeting Minutes
- 6.1.4 November 4, 2024, Youth Advisory Committee Minutes
- 6.1.5 November 4, 2024, Heritage Advisory Committee Minutes
- 6.1.6 October 7, 2024, Youth Advisory Committee Minutes
- 6.1.7 September 9, 2024, Youth Advisory Committee Minutes
- 6.1.8 September 9, 2024, Heritage Advisory Committee Minutes
- 6.1.9 Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the December 18, 2024 Council agenda

6.2 November 2024 - Grand River Conservation Authority General Meeting Summary

6.3 ROMA Board November 2024 Update

6.4 Municipal Engineers Association Board of Directors 2024 Announcement Package

6.5 AMO Policy Update – 2024 Housing Targets in Ontario

6.6 AMO Policy Update – NDP Motion on Municipal Fiscal Sustainability, Mental Health and Addictions, Cybersecurity and Infrastructure

6.7 AMO Policy Update – OPP Billing, Bills

6.8 AMO Policy Update – Pre-Budget Submission, Advocacy on Water, Recent Bills and Building Officials

6.9 AMO Policy Update – Gender-Based Violence Toolkit

6.10 City of Toronto Council Resolution regarding Respecting Local Democracy and Cities

6.11 Ministry of Rural Affairs and Housing - Letter regarding Additional Residential Units

6.12 Puslinch Profile December 2024-January 2025

6.13 Comments received from the Puslinch Lake Conservation Association regarding the zoning amendment application for the property 1873 Townline Road.

Resolution No. 2024-444:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That the Consent Agenda items with the exception of items 6.1.3, 6.4, 6.7, 6.11 listed for DECEMBER 18, 2022 Council meeting be received for information.

CARRIED

Resolution No. 2024-445:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That the Consent Agenda item 6.1.3 listed for DECEMBER 18, 2024 Council meeting be received for information.

CARRIED

Resolution No. 2024-446:

Moved by Councillor Hurst and
Seconded by Councillor Goyda

That the Consent Agenda item 6.4 listed for DECEMBER 18, 2024 Council meeting be received for information.

CARRIED

Resolution No. 2024-447:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That the Consent Agenda item 6.7 listed for DECEMBER 18, 2024 Council meeting be received for information.

CARRIED

Resolution No. 2024-448:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis



That the Consent Agenda item 6.11 listed for DECEMBER 18, 2024 Council meeting be received for information.

CARRIED

7. DELEGATIONS:

7.1 Specific Interest (Items Listed on the Meeting Agenda)

7.1.1 **11:05 AM** Delegation by Jayme Mast regarding item 9.3.5 Report ADM-2024-067 Site Alteration By-law One Year Update

Resolution No. 2024-449: Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Council receives the Delegation by Jayme Mast regarding item 9.3.5 Report ADM-2024-067 Site Alteration By-law One Year Update for information.

CARRIED

7.1.2 **1:00 P.M.** Delegation by Dana Coffelt and Kelli Wallace regarding item 9.3.3 Report ADM-2024-065 2024 Heritage Designation Objections

Resolution No. 2024-450: Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Council receives the Delegation by Dana Coffelt and Kelli Wallace regarding item 9.3.3 Report ADM-2024-065 2024 Heritage Designation Objections for information.

CARRIED

7.1.3 **1:10 P.M.** Delegation by Jamie Kreutzwiser regarding Report ADM-2024-065 Heritage Designation Objections

Resolution No. 2024-451: Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Council receives the Delegation by Jamie Kreutzwiser regarding Report ADM-2024-065 Heritage Designation Objections for information.

CARRIED

Resolution No. 2024-452: Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Council advances Report ADM-2024-065 to directly following the delegations on the report.

CARRIED

7.1.4 Written Delegation from Laura Murr regarding Report ADM-2024-068 Environment Registry of Ontario Posting Related to permits to Take Water

Resolution No. 2024-453: Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Council receives the Written Delegation from Laura Murr regarding Report ADM-2024-068 Environment Registry of Ontario Posting Related to permits to Take Water for information.

CARRIED

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



- 7.2.1 **2:00 PM** General Delegation by Maddie From, Food Cycle Science Corporation, regarding FoodCycler Pilot Program

Resolution No. 2024-454:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Council receives the Delegation by Maddie From, Food Cycle Science Corporation, regarding FoodCycler Pilot Program for information; and

That Council direct staff to refer Food Cycle Science Corporation to the County to share the municipal program information.

CARRIED

Council recessed from 3:37pm to 3:43pm

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-2024-031 - 2025 Municipal Insurance

Resolution No. 2024-455:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

THAT Report FIN-2024-031 entitled 2025 Municipal Insurance be received; and

THAT Council authorize awarding the Municipal Insurance Coverage and Services contract to Intact Public Entities Inc. for the Policy Term January 1, 2025 to January 1, 2026.

CARRIED

9.2.2 Report FIN-2024-033 - Proposed Donation Policy

Resolution No. 2024-456:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

THAT Report FIN-2024-033 entitled Proposed Donation Policy be received; and

THAT Council direct staff to complete public consultation as outlined in the report.

CARRIED

9.2.3 Report FIN-2024-034 - Annual Indexing of Development Charges

Resolution No. 2024-457:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis



THAT Report FIN-2024-034 entitled Annual Indexing of Development Charges be received; and

THAT the indexed development charge rates outlined in Schedule B to Report FIN-2024-034 be approved.

CARRIED

9.2.4 Report FIN-2024-035 - 2025 Remuneration By-law

Resolution No. 2024-458:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

THAT Report FIN-2024-035 entitled 2025 Remuneration By-law be received; and

That Council give 3 readings to By-law No. 2024-076 being a by-law to establish the rates of remuneration to Staff.

CARRIED

9.2.5 Report FIN-2024-036 - Staff Expense Policy Amendments

Resolution No. 2024-459:

Moved by Councillor Goyda and
Seconded by Councillor Bailey

THAT Report FIN-2024-036 entitled Staff Expense Policy Amendments be received; and

That Council approve the amendment to the Staff Expense Policy as presented.

CARRIED

9.3 Administration Department

9.3.1 Report ADM-2024-063 Proposed Amendments to Advisory Committee Terms of Reference

Resolution No. 2024-460:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

That Report ADM-2024-063 entitled Proposed Amendments to Committee Terms of Reference be received for information; and

That Council approve the proposed amendments to the Terms of Reference each Committee attached to this report as Schedules "A" through "F" as amended to incorporate clarification relating to members seeking permission from Council related to extended absences, and to include clarification around the definition of local board.

That Council refer the Committee of Adjustment Goals/Objectives to the Planning and Development Advisory Committee.

CARRIED

9.3.2 Report ADM-2024-064 Advisory Committee 2024 Goal and Objective Progress Report

Resolution No. 2024-461:

Moved by Councillor Hurst and
Seconded by Councillor Goyda

That Report ADM-2024-064 entitled Progress Report 2022-2026 Advisory Committees Goals

and Objectives be received for information; and,

That Council approve the goals and objectives for the Youth Advisory Committee for the 2025 year; and,

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

- 1-01625 – 4661 Sideroad 10 North
- 2-10600 – 4495 Sideroad 20 North
- 2-11530 – 6872 Wellington Road 34
- 4-01900 – 6954 Gore Road
- 4-02500 – 6830 Gore Road
- 4-05000 – 6815 Concession 1
- 4-06700 – 7201 Concession 1
- 4-09200 – 7030 Concession 1
- 4-09700 – 6920 Concession 1
- 4-12600 – 4350 Concession 7
- 5-06600 – 28 Badenoch Street East
- 5-07300 – 12 Badenoch Street East
- 5-12900 – 5 Victoria Street
- 5-13100 – 4 Victoria Street
- 5-19200 – 7594 Flamborough-Puslinch Townline
- 6-05500 – 77 Brock Road North
- 6-09100 – 84 Brock Road South
- 7-06001 – 4435 Watson Road South
- 7-08800 – 4272-4276 Watson Road South
- 8-01500 – 7737 Stone Road East
- 8-05700 – 4715 Watson Road South.

CARRIED

9.3.3 Report ADM-2024-065 2024 Designation Objections

Resolution No. 2024-462:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report ADM-2024-065 entitled 2024 Designation Objections be received; and,

Whereas Township of Puslinch Council stated its intention to designation the properties municipally known as 4492 Watson Rd, and 6714 Concession 1; and,

Whereas the Ontario Heritage Act, R.S.O. 1990, c. O.18 (the Act) requires that the Council of a municipality shall consider an objection and make a decision whether or not to withdraw the notice of intention to designate within 90 days after the end of the 30-day notice period;

Therefore be it resolved,

That Council withdraws its decision to designate 4492 Watson Road South pursuant to Section 29, Part IV of the Act; and,

That Council affirms its decision to designate 6714 Concession 1 pursuant to Section 29, Part IV of the Act; and,

That Council direct staff to bring Heritage Designation By-laws for the properties known as 6714 Concession 1 for Council consideration at its January 22, 2025 Council Meeting.

CARRIED

9.3.4 Report ADM-2024-066 - Annual Communications and Engagement Report

Resolution No. 2024-463:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Report ADM-2024-066 entitled Annual Township Communications and Engagement Report be received for information.

CARRIED

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

Resolution No. 2024-464:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

THAT Report ADM-2024-067 Site Alteration By-law One Year Update be received for information; and

That Council direct staff to include a review of how small scale projects are permitted and whether any amendments can be made at the next annual review.

CARRIED

9.3.6 Report ADM-2024-068 ERO postings Related to Permits to Take Water

Resolution No. 2024-465:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Report ADM-2024-068 regarding Environmental Registry of Ontario Postings Related to Permits to Take Water be received for information; and,

That the Township's comments be submitted to the Environmental Registry of Ontario accordingly.

CARRIED

9.3.7 Report ADM-2024-069 By-law Enforcement Service Levels and Resources

Resolution No. 2024-466:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Report ADM-2024-069 entitled By-law Enforcement Service Levels and Resources be received; and

That Council approve the by-law enforcement service levels, and 2025 budget implications as outlined in the report; and

That Council direct staff to report back in the first quarter of 2025 regarding the implementation of an Administrative Municipal Penalty System (AMPS).

CARRIED

9.4 Planning and Building Department

9.4.1 Report PD-2024-011 Zoning By-law Amendment Application Recommendation Report - 1873 Townline Road

Resolution No. 2024-467:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Report PD-2024-011 entitled Zoning By-law Amendment Application Recommendation Report – 1873 Townline Road be received; and

Whereas the Township and its expert consultants are satisfied with the application to amend the zoning of the property 1873 Townline Road through their comprehensive review of the submission materials; and

Whereas the Township’s planning consultant has recommended the use of a holding provision that prohibits the outdoor recreational trailer storage on the Subject Lands as detailed in the Draft By-law attached as Schedule “A” until all requirements identified in the holding provision have been completed to the satisfaction of the Township;

Therefore be it resolved,

That Council approves the Zoning By-law Amendment for the property 1873 Townline Road; and

That Council give three readings to by-law 2024-073 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; and

That Council direct staff to give consideration to screening on Townline road and the east side of the property adjacent to Puslinch Lake when the site plan control application is processed.

CARRIED

9.4.2 Report PD-2024-012 Zoning By-law Amendment Application Recommendation Report - 4438 Watson Rd S

Resolution No. 2024-468:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report PD-2023-012 entitled Zoning By-law Amendment Application Recommendation Report – 4438 Watson Road South be received; and

Whereas the Township and its expert consultants are satisfied with the application to amend the zoning of the property 4438 Watson Road South through their comprehensive review of the submission materials; and

Therefore be it resolved,

That Council approves the Zoning By-law Amendment for the property 4438 Watson Road South; and

That Council give three readings to by-law 2024-074 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

9.4.3 Report PD-2024-013 Zoning By-law Amendment Application Recommendation Report - 86 Farnham Road

Resolution No. 2024-469:

Moved by Councillor Goyda and
Seconded by Councillor Bailey

That Report PD-2023-013 entitled Zoning By-law Amendment Application Recommendation Report – 86 Farnham Road be received; and

Whereas the Township and its expert consultants are satisfied with the application to amend



the zoning of the property 86 Farnham Road through their comprehensive review of the submission materials; and

Therefore be it resolved,

That Council approves the Zoning By-law Amendment for the property 86 Farnham Road; and

That Council give three readings to by-law 2024-075 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

9.5 Emergency Management

9.5.1 None

9.6 Roads and Parks Department

9.6.1 None

9.7 Recreation Department

Councillor Goyda declared a potential pecuniary interest related to item 9.6.1 Badenoch Storage Shed Construction Donation as the recommendation includes my employer and refrained from discussions and voting on that item.

9.7.1 Report REC-2024-003 Construction Donation Badenoch Storage Shed

Resolution No. 2024-470:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report REC-2024-003 entitled Badenoch Storage Shed Replacement – Gift-In-Kind Donation be received for information; and

That Council accept the Gift-In-Kind donation of labour required to re-build the Badenoch Storage Shed from Sloom Construction; and,

That Council direct staff to send thank-you letters to all of those who provided monetary donations and offered support to rebuild the Badenoch Storage Shed.

CARRIED

10. **CORRESPONDENCE:**

10.1 IESO KWCG Electricity Planning and Engagement Plan

Resolution No. 2024-471:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

That Council received correspondence item 10.1 IESO Kitchener-Waterloo-Cambridge-Guelph Electricity Planning and Engagement Plan be received for information; and

That Council direct staff to provide comments on the consultation regarding the inequitable cost of distribution costs of electricity to rural areas; and

That Council direct staff to clarify how solar farm applications and funding opportunities are incorporated into the planning; and

That Council direct staff to share the IESO presentation and engagement opportunity with the County Planning staff to ensure Puslinch growth opportunities are being communicated to IESO.

CARRIED

10.2 McMillan Pit Water Quality Analysis Report 2023

Resolution No. 2024-472: Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That Council received correspondence item 10.2 McMillan Pit 2023 Water Quality Analysis Report and Peer Review be received for information; and

That Council direct staff to request that the McMillan Pit provide the required testing associated with the on-site fish farming.

CARRIED

10.3 Council Resolution - County Official Plan Review OPA 126 Urban Boundary Expansions MM Clerks

Resolution No. 2024-473: Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That Council received correspondence item 10.3 County of Wellington Official Plan Review OPA 126 Urban Boundary Expansions be received for information; and

That Council direct staff to forward that comment that the inclusion of the proposed wording of OPA 126 will make it very confusing to comprehend this revised paragraph. Suggest that entire paragraph be written for clarity.

CARRIED

10.4 Lake Road (Wellington Road 32) Speed Limit Change - Monitoring Results

Resolution No. 2024-474: Moved by Councillor Bailey and
Seconded by Councillor Goyda

That Council received correspondence item 10.4 County of Wellington Roads Committee report regarding Lake Road (Wellington Road 32) Speed Limit Change – Monitoring Results be received for information.

CARRIED

10.5 Ministry of Finance Letter to TAPMO

Resolution No. 2024-475: Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That Council received correspondence item 10.5 Ministry of Finance Letter to TAMPO regarding new aggregate extraction property class be received for information.

CARRIED

10.6 Ministry of Finance Letter to Puslinch

Resolution No. 2024-476: Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Council received correspondence item 10.6 Ministry of Finance Letter to Township of Puslinch regarding new aggregate extraction property class regarding new aggregate extraction property class be received for information.

CARRIED

11. **COUNCIL REPORTS:**

11.1 Mayor' Updates

11.1.1 Mayor Seeley provided an update to Council on a working group comprising small urban Mayors regarding their concerns around an increase in ancillary uses in ARA licensed areas.

11.2 Council Member Reports

11.2.1 Councillor Bailey gave an update on behalf of Conservation Halton announcing that Glen Eden is open. It has not been open this early in the season in 10 years.

Resolution No. 2024-477:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

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

CARRIED

12. **BY-LAWS:**

12.1.1 BL2024-072 – Being a By-law to adopt the Council, Committees and Other Appointments – Compensation, Benefits and Expense Policy and to repeal By-law 058-2020.

12.1.2 BL2024-073 – Being a By-law to amend By-law number 2018-023, as amended, being the Zoning By-law of the Township of Puslinch.

12.1.3 BL2024-074 – Being a By-law to amend By-law number 2018-023, as amended, being the Zoning By-law of the Township of Puslinch.

12.1.4 BL2024-075 – Being a By-law to amend By-law number 2018-023, as amended, being the Zoning By-law of the Township of Puslinch.

12.1.5 BL2024-076 – Being a by-law to establish the rates of remuneration to staff of the Corporation of the Township of Puslinch and to repeal By-law number 009-2020.

Resolution No. 2024-478:

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 BL2024-072 – Being a By-law to adopt the Council, Committees and Other Appointments – Compensation, Benefits and Expense Policy and to repeal By-law 058-2020.

12.1.2 BL2024-073 – Being a By-law to amend By-law number 2018-023, as amended, being the Zoning By-law of the Township of Puslinch.

12.1.3 BL2024-074 – Being a By-law to amend By-law number 2018-023, as amended, being the Zoning By-law of the Township of Puslinch.

12.1.4 BL2024-075 – Being a By-law to amend By-law number 2018-023, as amended, being the Zoning By-law of the Township of Puslinch.

12.1.5 BL2024-076 – Being a by-law to establish the rates of remuneration to staff of the Corporation of the Township of Puslinch and to repeal By-law number 009-2020.

CARRIED

13. **CLOSED SESSION:**

Council was in closed session from 9:00 a.m. to 10:14 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.



Mayor Seeley declared a potential pecuniary interest related to item 14.2 as I am a former employee of the Township and refrained from discussions and voting on that item.

Resolution No. 2024-479:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

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

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

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

14.3 A confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – In accordance with section 3.14 of the By-law Enforcement Policy

CARRIED

Resolution No. 2024-480:

Moved by Councillor Hurst and
Seconded by Councillor Goyda

THAT Council moves into open session at 10:14 am

CARRIED

Council resumed into open session at 10:14 am

Resolution No. 2024-481:

Moved by Councillor Bailey and
Seconded by Councillor Goyda

That Council receives the:

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

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

14.3 A confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – In accordance with section 3.14 of the By-law Enforcement Policy; and

That staff proceed as directed.

CARRIED

14. BUSINESS ARISING FROM CLOSED SESSION:

None

15. NOTICE OF MOTION:

None

16. NEW BUSINESS:

None

17. ANNOUNCEMENTS:

17.1 Office Closure is posted on the website and Township social media platforms.

18. CONFIRMATORY BY-LAW:



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
DECEMBER 18, 2024 COUNCIL MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34, PUSLINCH

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

Resolution No. 2024-482:

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 2024-077 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 December 2024.

CARRIED

19. **ADJOURNMENT:**

Resolution No. 2024-483:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That Council hereby adjourns at 4:49 p.m.

CARRIED

James Seeley, Mayor

Courtenay Hoytfox, Clerk

From: [AMO Policy](#)
To: [Admin](#)
Subject: AMO Policy Update – Reports on Ontario’s Homelessness Crisis, Water and Wastewater Utility Feasibility
Date: Thursday, January 9, 2025 11:04:11 AM

This sender is trusted.



AMO Policy Update – New Reports on Ontario’s Homelessness Crisis, Water and Wastewater Utility Feasibility

AMO Launches Groundbreaking Homelessness Study

[News Release](#)

Today the Association of Municipalities of Ontario (AMO) released a comprehensive report titled “[Municipalities Under Pressure: The Growing Human and Financial Cost of Ontario’s Homelessness Crisis](#)” that reveals the unprecedented and growing toll of homelessness on individuals, families, communities, and governments. It outlines the risk of inaction and shows there is a reasonable path forward.

The study was conducted by HelpSeeker Technologies, in partnership with AMO, the Ontario Municipal Social Services Association (OMSSA) and the Northern Ontario Service Deliverers Association (NOSDA).

The study’s findings indicate that Ontario is at a tipping point in its homelessness crisis. More than 80,000 Ontarians were known to be homeless in 2024, a number that has grown by more than 25 per cent since 2022. Without significant intervention, homelessness in Ontario could double in the next decade, and reach nearly 300,000 people in an economic downturn. The crisis stems from decades of underinvestment in deeply affordable housing, income support and mental health and addictions treatment, combined with escalating economic pressures on communities.

The report proposes a fundamentally new approach that focuses on long-term housing solutions over temporary emergency measures and enforcement. AMO urges provincial and federal governments to take significant, long-term action on affordable housing, mental health and addictions services, and income supports to fix homelessness and improve communities’ economic foundations and quality of life.

You can find a communications toolkit, including AMO’s backgrounder, a customizable news release, and social media cards on the [AMO website](#).

Water and Wastewater Utility Feasibility Study

On January 8, AMO’s business services arm (LAS) released a [feasibility study](#) that explores the opportunity and considerations for managing water and wastewater under a municipally-led Municipal Services Corporation. This work was supported by an expert panel and will be featured in the upcoming 2025 ROMA Conference programming in late January.

The study complements the AMO-MFOA water and wastewater [backgrounder](#), which provided a fact-base on the opportunities and challenges of this model. AMO believes that Municipal Service Corporations can be a valuable organizational and governance tool,

particularly for small-to-medium-sized municipalities lacking the tax base to support costly infrastructure renewal and expansion. For these communities, Municipal Service Corporations offer a potentially helpful mechanism to increase administrative and technical capacity and financial sustainability for water and wastewater infrastructure. However, it's crucial that these corporations be planned openly, thoughtfully, and carefully under municipalities' leadership.

This policy update is also available on [AMO's Website](#).

*Disclaimer: The Association of Municipalities of Ontario (AMO) is unable to provide any warranty regarding the accuracy or completeness of third-party submissions. Distribution of these items does not imply an endorsement of the views, information or services mentioned.

Association of Municipalities of Ontario

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The Honorable Doug Ford
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The Honorable Michael Parsa
Minister of Children, Community and Social Services
438 University Ave.
Toronto, ON M5G 2K8
Via email MinisterMCCSS@ontario.ca

Dear The Honorable Doug Ford and The Honorable Michael Parsa,

I am writing on behalf of Woodstock City Council to express the urgent and pressing need for adequate and sustainable funding for the Children's Aid Society of Oxford County and other child welfare agencies throughout Ontario. These organizations play a vital role in safeguarding and enhancing the health, well-being, and safety of our children, youth, and families and deserves appropriate support and attention from our elected officials.

Our community, like many across the province, relies on the Children's Aid Society and other child welfare agencies to not only protect children and youth from abuse or neglect, but provide critical crisis intervention, early intervention, and preventative services. Their work ensures children receive necessary care at the most crucial times, close to their own homes, allowing families to remain intact and thrive together.

The lack of access to healthcare, mental health supports, poverty reduction initiatives and affordable housing is taking a toll on families and caregivers. These systemic shortfalls propel child welfare agencies into roles they were never intended to assume, filling gaps in services to ensure the well-being of children, youth, and families.

Without sufficient financial backing, these agencies are strained to a breaking point. They operate without the ability to deny families the services they desperately need. They cannot turn clients away, manage waitlists, or declare services unavailable. Yet, even with remarkable community partnerships, these agencies lack the means to expedite or ensure access to necessary treatments for those in their care.

The repercussions of this funding deficit extends well beyond individual families, affecting the community at large. Our local Children's Aid Society is supporting an ever-increasing number of youth exhibiting complex behaviors. These challenges translate into higher intervention costs, increases costs for and pressure on police and emergency service providers.

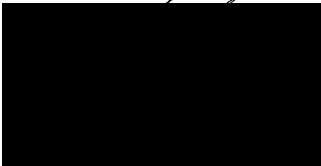
The lack of access to critical early intervention services is correlating to a distressing rise in youth homelessness. The financial sustainability and stability of the child welfare sector can no longer be deferred

for debate. It is imperative the funding formula is updated to prioritize trauma-informed, culturally relevant and proactive care.

On behalf of Woodstock City Council, I urge the province to prioritize and support the financial needs of these vital agencies. All levels of government must work together to improve upstream intervention and support to prevent the tragic outcomes we are seeing as a result of inadequate funding.

Thank you for considering this urgent matter that affects our community and its future generations.

Sincerely,



Mayor Jerry Acchione
City of Woodstock

Cc:

The Honourable Ernie Hardeman, Oxford MPP - ernie.hardemanco@pc.ola.org

Safe and Well Oxford - safewelloxford@gmail.com

Children's Aid Society Oxford County - info@casoxford.on.ca



January 9, 2025

The Honorable Doug Ford
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1
premier@ontario.ca

Re: Motion regarding Opposition to Provincial Legislation on Cycling Lanes and Support for Municipal Authority in Transportation Planning

At their Regular Meeting of Council on January 8, 2025, the Council of the Town of Aylmer endorsed the following resolution:

WHEREAS the Government of Ontario has announced legislation requiring provincial approval for new cycling lanes;

AND WHEREAS this legislation would compel municipalities to demonstrate that proposed cycling lanes will not negatively impact vehicle traffic;

AND WHEREAS cycling infrastructure is crucial for environmental transportation, road safety, and public health, and provincial oversight in this matter represents an unwarranted intrusion into municipal authority;

AND WHEREAS the Town of Aylmer is evolving an active transportation plan to enhance walking and cycling infrastructure;

AND WHEREAS the Association of Municipalities of Ontario (AMO) has strongly criticized this proposed legislation as a "significant overreach" into municipal jurisdiction;

AND WHEREAS AMO has stated that none of its 444 member municipalities were consulted or shown evidence justifying the province's proposed veto power over new bike lanes;

THEREFORE, BE IT RESOLVED:

1. That the Town of Aylmer strongly opposes the proposed provincial legislation governing bicycle lanes and affirms its support for maintaining municipal jurisdiction over cycling infrastructure decisions.

2. That the Town of Aylmer endorses the AMO's position that municipalities are better positioned than the Ministry of Transportation to make decisions about local transportation matters based on local knowledge and community input.
3. That the Town of Aylmer calls on the Government of Ontario to withdraw the proposed legislation and respect the established authority of municipalities to make informed decisions about local transportation needs, including the implementation of cycling lanes.
4. That the Town of Aylmer reaffirms its commitment to its transportation plan and the continued development of safe, environmentally friendly, efficient cycling infrastructure for the benefit of all residents.
5. That the Town Clerk be directed to forward a copy of this resolution to the Premier of Ontario, the Minister of Transportation, the Member of Provincial Parliament representing constituencies within the Elgin-Middlesex-London region, to the Association of Municipalities of Ontario (amo@amo.on.ca) and all Municipalities in Ontario.
6. That the Town of Aylmer calls upon municipalities across Ontario to adopt similar resolutions in defense of local decision-making authority and sustainable, efficient and environmentally friendly transportation planning.

Thank you,

Owen Jaggard

Director of Legislative Services/Clerk | Town of Aylmer
46 Talbot Street West, Aylmer, ON N5H 1J7
519-773-3164 Ext. 4913 | Fax 519-765-1446
ojaggard@town.aylmer.on.ca | www.aylmer.ca

CC:

Hon. Prabmeet Singh Sarkaria prabmeet.sarkaria@pc.ola.org
Hon. Rob Flack rob.flack@pc.ola.org
Association of Municipalities of Ontario resolutions@amo.on.ca
All municipalities



8 Main Street, P.O. Box 38, Kearney, Ontario POA-1M0

Ph.# (705) 636-7752 Fax # (705) 636-0527

<https://townofkearney.ca> email admin@townofkearney.ca

December 19, 2024,

Dear Hon. Paul Calandra, Minister of Municipal Affairs and Housing,

Thank you for your recent communication regarding the changes to the Planning Act through the More Homes Built Faster Act, 2022, and the Cutting Red Tape to Build More Homes Act, 2024.

While we appreciate the government's efforts to address the housing supply crisis by promoting the creation of additional residential units (ARUs), we must express our concerns about the applicability of these changes in rural municipalities.

The "as-of-right" permission to develop up to three units per lot is only permitted in urban areas where municipal servicing is provided. In these areas, the demand for housing is high, and land is scarce. However, in rural municipalities, where population density is lower and land availability is not typically a constraint, these changes do not apply.

Rural municipalities often struggle with infrastructure limitations, specifically with water supply, sewage systems, and transportation networks. While these changes the Province has made does cut red tape for urban areas of Ontario, they do not address constraints rural municipalities deal with when trying to increase density without municipal servicing. Additionally, the increased residential density permitted by the amendments may not be compatible with the rural character and lifestyle that residents value.

We believe that a one-size-fits-all approach to ARU development may inadvertently overlook the distinct needs of rural communities. As municipalities in rural, Northern Ontario have before, we urge the government to consider creating tailored policies that recognize the specific conditions and requirements of rural areas, ensuring that any regulatory changes support sustainable and contextually appropriate growth.

We appreciate the opportunity to provide our feedback and look forward to working collaboratively with the Ministry of Municipal Affairs and Housing to develop solutions that are beneficial to all Ontarians and where they choose to live.

Sincerely,

Mayor, Cheryl Philip

On behalf of the Council of the Corporation of the Town of Kearney



Hon. Doug Ford
Premier@ontario.ca

Hon. Stephen Lecce
Stephen.Lecce@pc.ola.org

Hon. Peter Bethlenfalvy
Peter.Bethlenfalvy@pc.ola.org

Bob Bailey
bob.baileyco@pc.ola.org
(sent via e-mail)

January 9th, 2025

Re: Property Taxation Implications Related to Non-Market Valuation of Electricity Industry Properties

Please be advised that the Council of the Town of Plympton-Wyoming, at its Regular Council meeting on January 8th, 2025, passed the following motion supporting the resolution from the Municipality of Kincardine regarding Property Taxation Implications Related to Non-Market Valuation of Electricity Industry Properties:

Motion #14

Moved by Bob Woolvett

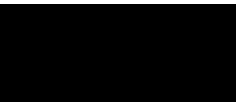
Seconded by John van Klaveren

That Council support correspondence item 'g' from the Municipality of Kincardine regarding Property Taxation Implications.

Carried.

If you have any questions regarding the above motion, please do not hesitate to contact me by phone or email.

Sincerely,



Ella Flynn
eflynn@plympton-wyoming.ca
Executive Assistant – Deputy Clerk
Town of Plympton-Wyoming

Cc: Association of Municipalities of Ontario
All Ontario Municipalities

Council Meeting

Motion # 12/11/24 - 02

Title: Property Taxation Implications Related to Non-Market Valuation of Electricity Industry Properties, CAO General-2024-33

Date: Wednesday, December 11, 2024

Moved by: Rory Cavanagh

Seconded by: Beth Blackwell

Whereas the Municipality of Kincardine is a proud host community of the Bruce Nuclear Generating Site where Bruce Power generates 30% of Ontario's electricity needs; and

Whereas two decades ago the Province of Ontario adopted a property tax assessment model that continues to apply to Ontario's nuclear generation facilities; and

Whereas the Province assessment model includes non-market property valuation for electricity generating properties; and

Whereas the Municipality of Kincardine undertook a study in 2024 which has shown that the Provincial assessment model is compromising fairness and shifting the tax burden away from the electricity industry properties and onto the broader property tax base within the host community; and

Whereas the study demonstrated that this is primarily attributable to the assessed value of the subject properties being held almost static over several reassessment cycles, resulting from the Provincially prescribed rules for electricity generating, transmission and distribution properties; and

Whereas the Provincial model results in a disparity between the continuously updated market values assigned to the majority of properties and the static, non-market-based formula applied to electricity industry properties means that the tax burden shifts onto non-industry taxpayers; and

Now Therefore be it Resolved That municipal staff be directed to send communication to the Premier of Ontario, Minister of Energy and Electrification, the Minister of Finance, and the local MPP, to request that the Province undertake an immediate review and update the property tax assessment model for Ontario's nuclear generation facilities and other properties within the electricity industry, and copy the Association of Municipalities of Ontario and all Ontario Municipalities.

Carried.

Jennifer Lawrie

Clerk

Justine Brotherston

From: Sammy Hiseler <Sammy.Hiseler@cima.ca>
Sent: Monday, December 16, 2024 4:31 PM
To: Justine Brotherston
Cc: Sandra Rodriguez; Nicole Sapeta
Subject: Region of Waterloo, Water Supply Strategy Update - Project Notices
Attachments: Notice of Commencement - Region of Waterloo, Water Supply Strategy Update;
Notice of Public Meeting No. 1 - Region of Waterloo, Water Supply Strategy Update

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Justine,

The Region of Waterloo (Region) is updating its Water Supply Strategy to ensure a safe, secure, and sustainable water supply through to 2051. This study is being completed as a Master Plan and will follow the requirements of Approach 1, including Phases 1 and 2 of the Municipal Class Environmental Assessment (as amended in 2024), an approved process under the Environmental Assessment Act that provides a decision-making framework for the planning of municipal infrastructure projects. A Notice of Commencement was issued September 17, 2024, to advise the study was beginning. A Notice of Public Meeting No. 1 was issued on November 20, 2024, to advise of the first public meeting hosted on December 4, 2024.

I have attached the following official project correspondence:

- Notice of Commencement, initially distributed on September 17, 2024.
- Notice of Public Meeting 1, initially distributed on November 20, 2024.

Kyle Davis, the Risk Management Official for the Township of Centre Wellington, requested this information be forwarded to you at the Township. I have added you to the project contact list for any future project correspondence.

If you have any comments or questions, please reply to this email or visit <https://www.engagewr.ca/watersupply> for more information.

Thanks,

SAMMY HISELER, P.Eng.
Project Manager / Infrastructure

T 519-772-2299 **C** 519-574-6601 **F** 519-772-2298
900-101 Frederick Street, Kitchener, ON N2H 6R2 CANADA



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CANADA 2023

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Justine Brotherston

From: Sammy Hiseler <Sammy.Hiseler@cima.ca>
Sent: Tuesday, September 17, 2024 2:06 PM
To: Nicole Sapeta
Cc: Sandra Rodriguez
Subject: Notice of Commencement - Region of Waterloo, Water Supply Strategy Update
Attachments: C2022-14 WSSU Notice of Commencement - 2024-09.pdf; C2022-14 WSSU Project Information Sheet -2024-09.PDF

Greetings,

The Region of Waterloo (Region) is updating its Water Supply Strategy to ensure a safe, secure, and sustainable water supply through to 2051. This study is being completed as a Master Plan and will follow the requirements of Approach 1, including Phases 1 and 2 of the Municipal Class Environmental Assessment (as amended in 2024), an approved process under the Environmental Assessment Act that provides a decision-making framework for the planning of municipal infrastructure projects.

The Water Supply Strategy Update will build on work from previous master plans and will review current water supply sources, assess future water demands, and investigate possible new water sources to accommodate the Region's population and employment growth projections to 2051. This project will identify short- and long-term recommendations for the Region's Integrated Urban System, which includes over 80 groundwater wells and a limited supply from Grand River supplying drinking water to Cambridge, Kitchener, Waterloo, and some communities in North Dumfries, Wilmot, and Woolwich. The attached Notice of Commencement and Project Information Sheet provides additional information regarding the study.

To date, a number of study activities have been undertaken, including a review of existing water supply sources, a review of current water efficiency and conservation programs, and developing a preliminary framework for evaluating servicing options to meet future water supply needs. The study will consider a range of technical, environmental, social, and economic factors to evaluate potential options and identify a preferred approach for an updated strategy.

Water is an essential part of our community. Your input will shape the recommendations for water supply, conservation, and long-term management. The Region has retained CIMA+ to support the development of the Water Supply Strategy Update and Dillon Consulting Limited to support the project's public consultation and community engagement efforts. Various consultation opportunities for engagement and meaningful dialogue between the project team and interested stakeholders will be provided during the study. Project updates and upcoming consultation events will be listed on the EngageWR project page (<https://www.engagewr.ca/watersupply>).

Kindly review the attached documents and confirm your intention to participate in the study by responding to this email. Should another person wish to participate on behalf of your organization, please provide the alternate contact information (first and last name, title, department, phone number, email).

If you have any comments or questions, please reply to this email or visit <https://www.engagewr.ca/watersupply> for more information.

Attachments: *Notice of Commencement PDF, Project Information Sheet PDF*

Sincerely,

SAMMY HISELER, P.Eng.
Project Manager / Infrastructure

T 519-772-2299 **C** 519-574-6601 **F** 519-772-2298
900-101 Frederick Street, Kitchener, ON N2H 6R2 CANADA



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Do you really need to print this email? Let's protect the environment!

CONFIDENTIALITY WARNING This email is confidential. If you are not the intended recipient, please notify the sender immediately and delete it in its entirety.

We are updating our water supply strategy to ensure a safe, secure and sustainable water supply for Waterloo Region as we continue to grow.



What to expect?

In this study, we will look at future water supply needs for the community through to 2051. A range of options will be developed and evaluated to create a strategy.



What's the process?

This study is being completed as a master plan and will follow the requirements of Phases 1 and 2 of the Municipal Class Environmental Assessment (as amended February 2024), an approved process under the Environmental Assessment Act.

We want to hear from you!

We will share information with you throughout the study and ask for your ideas. The feedback you provide, along with the technical studies and advice from experts in the field, will help us make decisions for the strategy.

Stay in the know

The best way to get involved in this study, receive updates and next steps, is to subscribe to the EngageWR project page at engagewr.ca/watersupply.



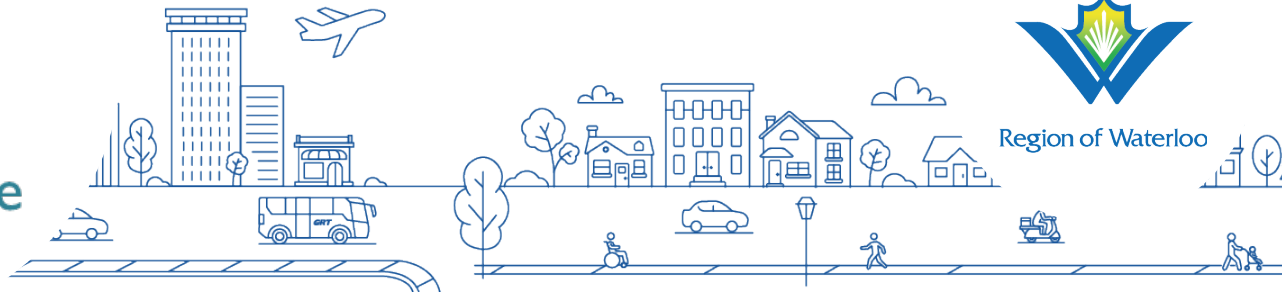
Contact

For questions or to receive information in another way, please contact **Nicole Sapeta, Senior Engineer**
226-750-4521
nsapeta@regionofwaterloo.ca

Thank you, and we look forward to working with you on this water journey.



Water Supply Strategy Update



What are we doing?

We are reviewing the community's future water supply needs and developing a strategy to ensure a safe, secure, and sustainable supply through to 2051.

Why are we doing it?

The Region is responsible for planning the water supply for the community. We are taking steps now to ensure we are ready for the future.

What does this mean for you?

Water is an essential part of our community. Your input will shape the recommendations for water supply, conservation, and long-term management.

Where do we get our drinking water?

Learn more at engagewr.ca/watersupply

1

Groundwater

Supply Well

2

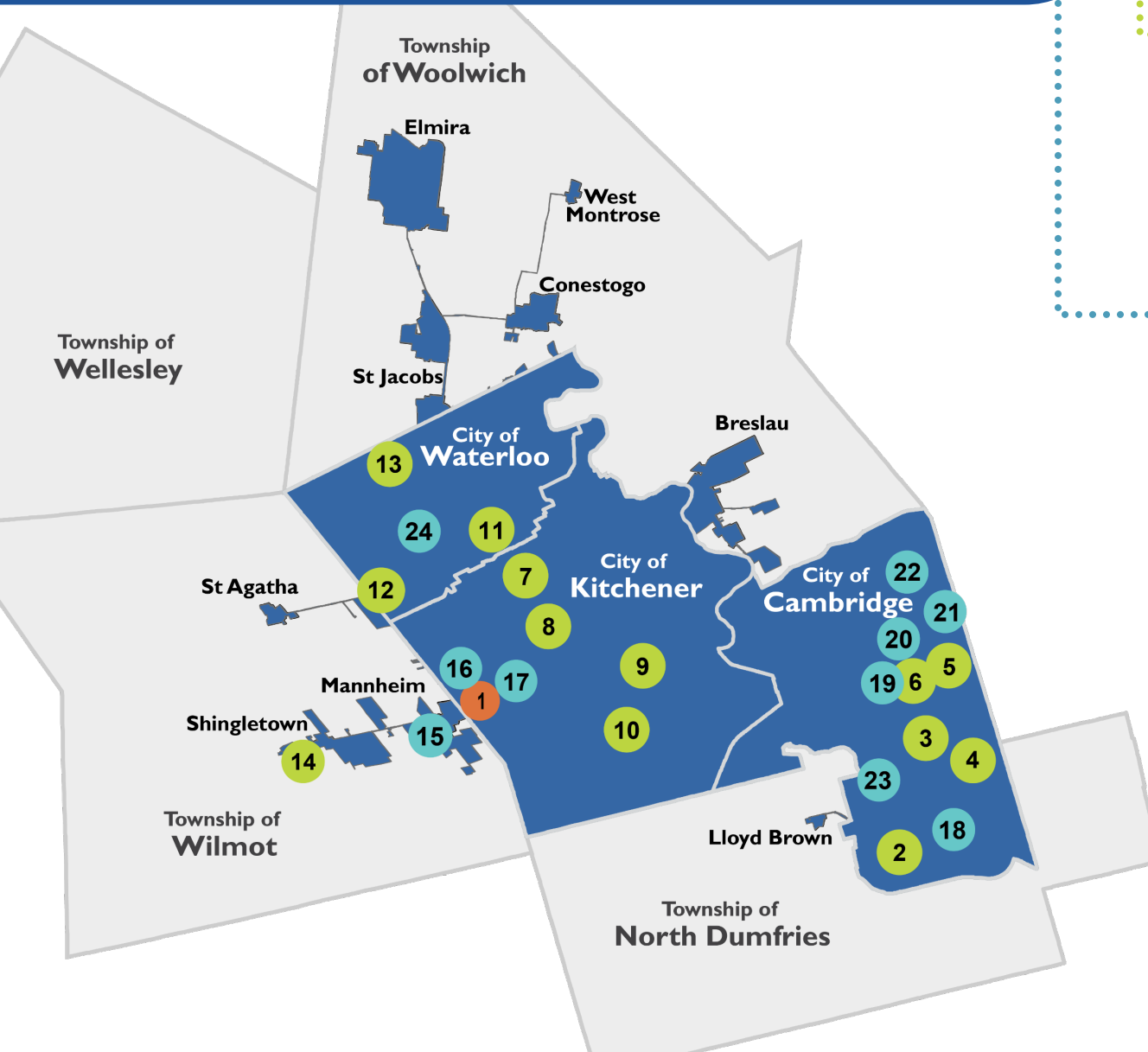
Surface Water
(Grand River)

Intake

Reservoir



This project will focus on the **Integrated Urban System** that supplies drinking water to Cambridge, Kitchener, Waterloo, and some communities in North Dumfries, Wilmot, and Woolwich. This complex system with over 80 groundwater wells and a supply from the Grand River consists of three main types of water supply facilities:



Surface Water Treatment

Multi-step treatment approach for water drawn from the Grand River

- 1 Mannheim

Centralized Groundwater Treatment

Combines multiple wells to one location for treatment

- 2 Middleton
- 3 Turnbull
- 4 Shades Mill
- 5 Pinebush
- 6 Rahmans
- 7 Strange Street
- 8 Greenbrook
- 9 Parkway
- 10 Strasburg
- 11 William Street
- 12 Erb Street
- 13 Laurel
- 14 Shingletown

Groundwater System Wells

Individual well sites with treatment

- 15 Mannheim West
- 16 Mannheim North
- 17 Mannheim East
- 18 G9
- 19 G5
- 20 H3
- 21 H4
- 22 H5
- 23 G4
- 24 W10

Justine Brotherston

From: Sammy Hiseler <Sammy.Hiseler@cima.ca>
Sent: Wednesday, November 20, 2024 2:01 PM
To: Nicole Sapeta
Cc: Sandra Rodriguez
Subject: Notice of Public Meeting No. 1 - Region of Waterloo, Water Supply Strategy Update
Attachments: C2022-14 WSSU Notice of Public Meeting #1.pdf; C2022-14 WSSU Project Information Sheet 2024.PDF

Greetings,

The Region of Waterloo (Region) is updating its Water Supply Strategy to ensure a safe, secure, and sustainable water supply through to 2051. This study is being completed as a Master Plan and will follow the requirements of Approach 1, including Phases 1 and 2 of the Municipal Class Environmental Assessment (as amended in 2024), an approved process under the Environmental Assessment Act that provides a decision-making framework for the planning of municipal infrastructure projects. A Notice of Commencement was issued September 17, 2024, to advise the study was beginning.

The Water Supply Strategy Update will build on work from previous master plans and will review current water supply sources, assess future water demands, and investigate possible new water sources to accommodate the Region's population and employment growth projections to 2051. This project will identify short- and long-term recommendations for the Region's Integrated Urban System, which includes over 80 groundwater wells and a limited supply from Grand River supplying drinking water to Cambridge, Kitchener, Waterloo, and some communities in North Dumfries, Wilmot, and Woolwich. Copies of the Notice of Commencement and Project Information Sheet, were previously distributed to all in the Project Contact List, to advise commencement of the study and provide additional information regarding the study, respectively.

To date, a number of study activities have been undertaken, including a review of existing water supply sources, a review of current water efficiency and conservation programs, and developing the preliminary framework to be used in the evaluation of servicing options to meet future water supply needs. The study will consider a range of technical, environmental, social, and economic factors to evaluate potential options and identify the preferred long-term water servicing approach for an updated strategy.

Water is an essential part of our community. Your input will help to shape the recommendations for water supply, conservation, and long-term management. The first public meeting is being hosted virtually on **December 4, 2024, from 7-8pm** to share background information and discuss the proposed planning approach for the Water Supply Strategy Update. The meeting will also provide an opportunity for you to meet the project team, ask questions, and provide input on what you think is important to consider in the study. Additional details for the first public meeting are included in the attached Notice of Public Meeting No.1.

If you have any comments or questions, please reply to this email or visit <https://www.engagewr.ca/watersupply> for more information.

Attachments: *Notice of Public Meeting No. 1 PDF, Project Information Sheet PDF*

Sincerely,

SAMMY HISELER, P.Eng.
Project Manager / Infrastructure

T 519-772-2299 **C** 519-574-6601 **F** 519-772-2298
900-101 Frederick Street, Kitchener, ON N2H 6R2 CANADA



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We are updating our water supply strategy to ensure a safe, secure and sustainable water supply for Waterloo Region as we continue to grow.



What to expect?

In this study, we will look at future water supply needs for the community through to 2051. A range of options will be developed and evaluated to create a strategy.



What's the process?

This study is being completed as a master plan and will follow the requirements of Phases 1 and 2 of the Municipal Class Environmental Assessment (as amended February 2024), an approved process under the Environmental Assessment Act. A Notice of Commencement was issued September 17, 2024 to advise the study was beginning.

Notice of Public Meeting No. 1

The first public meeting is being held to share background information and discuss the planned approach for the Water Supply Strategy Update. The meeting will also provide an opportunity for you to provide input on what you think is important to consider for this project.

Date: Wednesday, December 4, 2024

Time: 7:00pm – 8:00pm

Location: Virtually, register for the meeting at engagewr.ca/watersupply

Stay in the know

The best way to get involved in this study, receive updates and next steps, is to subscribe to the EngageWR project page at engagewr.ca/watersupply.



Contact

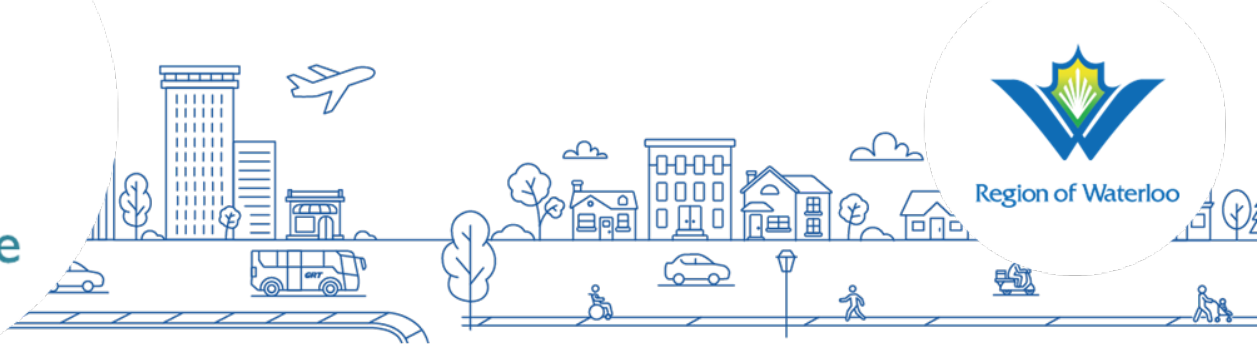
For questions or to receive information in another way, please contact **Nicole Sapeta, Senior Engineer**
226-750-4521
nsapeta@regionofwaterloo.ca

Thank you, and we look forward to working with you on this water journey.

This notice was first issued on November 20, 2024.



Water Supply Strategy Update



What are we doing?

We are reviewing the community's future water supply needs and developing a strategy to ensure a safe, secure, and sustainable supply through to 2051.

Why are we doing it?

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What does this mean for you?

Water is an essential part of our community. Your input will shape the recommendations for water supply, conservation, and long-term management.

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1

Groundwater

Supply Well

2

Surface Water
(Grand River)

Intake

Reservoir



This project will focus on the **Integrated Urban System** that supplies drinking water to Cambridge, Kitchener, Waterloo, and some communities in North Dumfries, Wilmot, and Woolwich. This complex system with over 80 groundwater wells and a supply from the Grand River consists of three main types of water supply facilities:

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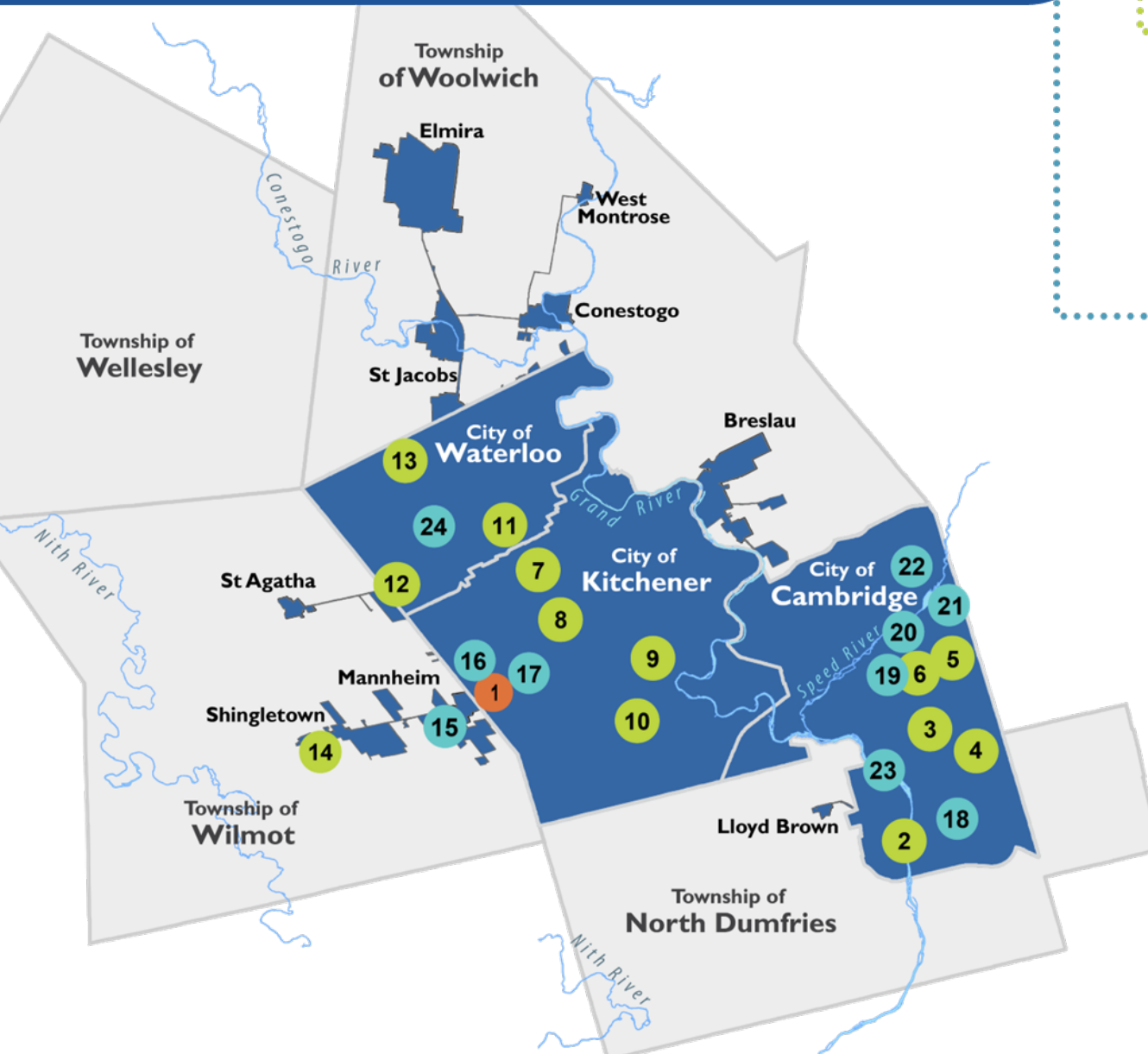
Combines multiple wells to one location for treatment

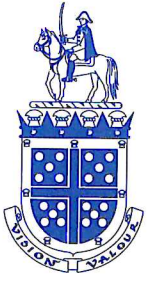
- 2 Middleton
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- 22 H5
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- 24 W10





PLANNING AND DEVELOPMENT DEPARTMENT
ALDO L. SALIS, BES, MSc, RPP, MCIP, DIRECTOR
T 519.837.2600
T 1.800.663.0750
F 519.823.1694

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH ON N1H 3T9

December 13, 2024

NOTICE OF APPLICATION FOR PLAN OF SUBDIVISION
Section 51 of the Planning Act, R.S.O. 1990 as amended

To: All Commenting Authorities and Agencies
Re: Application for Plan of Subdivision - File 23T-23002
Owner: WDD Main Street Inc. c/o Faisal Hamadi
Location: Township of Puslinch - Part Lot 31, Concession 8 (11 Main Street) - Morriston

The County of Wellington has received Application No. 23T-23002 for a plan of subdivision in the Township of Puslinch in respect of the land described above from Kayly Robbins, Weston Consulting. The intent of the application is to permit:

Land Use	Lots/Blocks	Units	Area (Ha.)
Single Detached Residential	1 - 21	21	4.436
Storm Water Management Pond	22		0.345
Environmental Protection Lands	23		17.131
Additional lands	24		0.059
Roads			1.133
Total		21	23.104

STUDIES/REPORTS

- Planning Justification Report, Weston Consulting, September 2024 + Addendum Letter, November 20, 2024
- Hydrogeological Assessment, Englobe, August 2024 + Addendum Report, December 2, 2024
- Geotechnical Investigation, Terraprobe, October 2022
- Fluvial Geomorphological & Meander Belt Assessment, Geomorphix, February 2023
- Environmental Impact Study, Colville, August 2024 + Addendum letter, November 14, 2024
- Tree Preservation Plan, Colville, August 2024
- Functional Servicing & Preliminary Stormwater Management Report, Crozier, November 2024
- Engineering Plans (Grading, Servicing, Erosion Sediment Control, SWM/Drainage), Crozier, November 2024
- Traffic Impact Study, GHD, June 2024
- Stage 2 Archaeological Property Assessment, Amick Consulting Ltd., February 2023
- Phase One Environmental Site Assessment, Niagara Soils Solutions Ltd., August 2024

If you would like to review a copy of any of the reports listed above, please refer to the County of Wellington Website - www.wellington.ca/en/resident-services/pl-active-applications.aspx

OTHER RELATED APPLICATIONS

An application for a Zoning By-law Amendment has been applied for with the Township of Puslinch.

NEED TO MAKE SUBMISSIONS

- i. If a person or public body would otherwise have the ability to appeal the decision of the Corporation of the County of Wellington but does not make oral submissions at a public meeting, if one is held, or make written submissions to the Corporation of the County of Wellington in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.
- ii. If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Corporation of the County of Wellington in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Inquiries and written submissions about the application should be directed to the County of Wellington's Planning and Development Department Manager of Planning and Environment, Meagan Ferris. meaganf@wellington.ca or by telephone 519-837-2600 ext. 2120

REQUESTING NOTICE OF DECISION

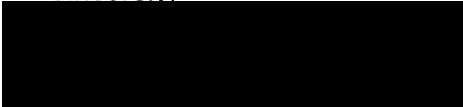
If you wish to be notified of the decision of the Corporation of the County of Wellington regarding this application for plan of subdivision, you must make a written request to: Planning and Development, Corporation of the County of Wellington, 74 Woolwich Street, Guelph, ON, N1H 3T9.

NOTE:

- 1) Your comments on the application are required on or before **FEBRUARY 7, 2025**.
- 2) If comments on the application are not received on or before this date, it will be assumed that you do not have any concerns in respect of this matter.
- 3) If additional time is required, please contact this office.

Please also send a copy of all responses to the local municipality – Township of Puslinch CAO Courtenay Hoytfox, 7404 Wellington Road 34, Puslinch, ON N0B 2J0 choytf@puslinch.ca and the agent on file – Kayly Robbins, Weston Consulting krobbins@westonconsulting.com

Sincerely,


Aldo L. Salis, MCIP, RPP
Director of Planning and Development

cc—Kayly Robbins, Weston Consulting
Courtenay Hoytfox, CAO Township of Puslinch
Sarah Wilhelm, Manager of Policy Planning

COUNTY OF WELLINGTON

SUBDIVISION/CONDOMINIUM APPLICATION FORM

OFFICE USE ONLY	File Name: WDD MAIN STREET INC.
File Number: 23T-23002	Local File Number:
Date Received: December 6, 2024	Amount Paid:
Date Deemed Complete:	Date Fee Received:
Processed by: D. Turchet	Signature:

1. TYPE OF APPLICATION:

Plan of Subdivision

Plan of Condominium

Condominium Type: Standard Vacant Land Common Elements

Other _____

2. APPLICANT INFORMATION:

All communications will be directed to the Prime Contact only. Please indicate who this is to be:

Prime Contact: Kayly Robbins

a) Registered Owner's Name (s): WDD Main Street Inc. c/o Faisal Hamadi

Address: 499 Brant Street, Burlington, ON L7R 2G5

Phone: () [REDACTED] E-mail info@wddinternational.com

Are the subsurface rights and the surface rights held by the same owner? YES NO

If NO, who owns the subsurface rights _____

b) Applicant (Agent) Name (s): Weston Consulting c/o Kayly Robbins

Address: 201 Millway Avenue, Suite 19, Vaughan, ON L4K 5K8

Phone: [REDACTED] E-mail krobbins@westonconsulting.com

c) Solicitor Name (s): _____

Address: _____

Phone: () _____ E-mail _____

d) Planner Name (s): Same as the Applicant

Address: _____

Phone: () _____ E-mail _____

e) Surveyor Name (s): J.D. Barnes limited c/o Raymond J. Sibthorp
 Address: 257 Woodlawn Road West, Unit 101, Guelph, Ontario N1H 8J1
 Phone: (519) 822 4031 E-mail rsibthorp@jdbarnes.ca

f) Engineer Name (s): Crozier Consulting Engineers c/o Brendan Walton
 Address: 2800 High Point Drive, Suite 100, Milton, ON L9T 6P4
 Phone: (905) 875 7095 E-mail bwalton@cfcrozier.ca

3. PROVIDE A DESCRIPTION OF THE SUBJECT PROPERTY:

a) Local Municipality Town of Puslinch

b) Lot(s)/Block(s) 31 Concession(s) 8 Reg. Plan No. _____

c) Civic Address: 11 Main Street

d) Are there any easements or restrictive covenants affecting the subject lands? YES [] NO [X]

If YES, submit copies of such documents and provide a brief description below of its effect:

4. PROPOSED LAND USE: Please fill out the table below:

PROPOSED USES	No. of Units	Number of Lots/Blocks (As labeled on plan)		Area in Hectares	No. of Parking Spaces
		Lots	Blocks		
4.1 RESIDENTIAL					
Detached Dwellings		21		4.436	2 per unit
Semi-detached Dwellings					
Row/Townhouse (Multiple Attached)					
Apartments Residential - less than 2 bedrooms - 2 bedrooms or more					
Seasonal Residential					
Mobile Home					
Other (Specify under 4.4)					
		Number of			42

PROPOSED USES	No. of Units	Lots/Blocks (As labeled on plan)		Area in Hectares	No. of Parking Spaces
		Lots	Blocks		
4.2 NON-RESIDENTIAL					
Neighbourhood Commercial					
Other Commercial					
Industrial					
Local and Community Park					
Open Space and Hazard Lands			1 (Block 23)	17.131	
Institutional (Specify under 4.4)					
Road Allowances				1.133	
Other (Specify under 4.4)			Addition Lands Block 24 SWM Block, Block 22	0.059 23.104	
4.3 TOTAL				23.104	

4.4 Describe proposed use if listed as "other" above (Residential, Institutional, or Non-Residential):

Additional Lands: Lands adjacent to ROW

4.5 If land is within a GREENFIELD area as determined by Official Plan, provide density calculation as required by Section 4.4.4 of the Wellington County Official Plan pursuant to Provincial Growth Plan.

4.7 units per hectare (1.9 units/acre)

5. ADDITIONAL INFORMATION FOR CONDOMINIUM APPLICATIONS ONLY:

5.1 NEW BUILDING:

- a) Has the local municipality approved a site plan? YES [] NO [x]
- b) Has a site plan agreement been entered into? YES [] NO [x]
- c) Has a building permit been issued? YES [] NO [x]
- d) Is the proposed development under construction? YES [] NO [x]
- e) If construction is completed, indicate date of completion _____

5.2 EXISTING BUILDING:

- a) Is this a conversion of an existing building containing rental residential units? YES [] NO [x]

If YES, indicate the date of construction _____

If YES, indicate the number of units to be converted _____ units

b) Provide written explanation how the proposed condominium conversion addresses the requirements of the Residential Tenancies Act, 2006?

6. SERVICING INFORMATION:

	YES	NO	Indicate Studies/Reports	Attached
6.1 WATER SUPPLY AND SEWAGE				
a) municipal sanitary sewers				
b) municipal piped water				
c) wells and/or septic(s) for a residential subdivision only, with five or fewer lots/units				
d) wells and/or septic(s) for a residential subdivision only, with six or more lots/units	X		Hydrogeological Investigation Geotechnical Study Functional Servicing and Stormwater Management Report	X
e) communal wells and/or communal sanitary services for a residential subdivision only				
f) other means				
g) If the plan would permit development of more than five lots or units on privately owned and operated individual or communal wells or septic systems, and more than 4500 litres of effluent be produced per day as a result of the development being completed a servicing options report and a hydrogeological report are to be provided.	X		Functional Servicing and Stormwater Management Hydrogeological Report	X
h) If the plan would permit development of fewer than five lots or units on privately owned and operated individual or communal septic systems, and 4,500 litres of effluent or less would be produced per day as a result of the development being completed a hydrogeological report is to be provided				

6.2 STORM DRAINAGE

a) sewers				
b) ditches, swales	X		Functional Servicing and Preliminary SWM Report	X
c) other (specify)				

	YES	NO	Indicate Studies/Reports	Attached
6.3 ROADS AND ACCESS				
a) Provincial [] County [] Local [X]			Traffic Impact Study	X
b) Private Road				
c) Other				

If local access, is municipal road maintained all year or seasonally? Yes

6.4 SUBJECT TO PROVISIONS OF ENVIRONMENTAL ASSESSMENT ACT?

Are the water, sewage and road works associated with the proposed development subject to the provisions of the Environmental Assessment Act?

YES [] NO [x]

If YES, should the notice of public meeting for this application be modified to state that the public meeting will address the requirements of both the Planning Act and the Environmental Assessment Act?

YES [] NO []

7. ARCHAEOLOGICAL RESOURCES OR AREAS OF ARCHAEOLOGICAL POTENTIAL:

Would the plan permit development on land that contains known archaeological resources or areas of archaeological potential?

YES [] NO [X]

If YES, has an archaeological assessment been provided as prepared by a person who holds a licence that is effective with respect to the subject land, issued under Part VI (Conservation of Resources of Archaeological Value) of the *Ontario Heritage Act*?

YES [] NO []

AND

Has a **conservation plan** for any archaeological resources identified in the assessment been provided?

YES [] NO []

8. HOUSING INFORMATION:

8.1 FOR EACH TYPE OF HOUSING, COMPLETE THE REST OF THE ROW.

Housing Type	No. of Units	Unit Size (sq.m.) or Lot Width	Number of Bedrooms	Tenure *	Specialized Housing **
Detached Dwellings	21	21m - 62.8m	Approx. 3	Freehold	
Semi-Detached Dwellings					
Multiple Attached					
Apartment Block(s)					
Other Types (Specify)					

NOTES: * "Tenure" means ownership (freehold/condominium/cooperative), market rental, assisted rental, municipal Non-profit, other.

** "Specialized Housing" means such groups as senior citizen housing, housing for the disabled, student housing, etc.

9. LAND USES FOR THE SITE AND SURROUNDING AREA:

9.1 Provide the location and area of land adjoining or adjacent to lands to be subdivided in which the owner has an interest?

Lot 7 and 8, identified on Draft Plan of Subdivision as "Other Lands Owned by Applicant"

9.2 What is the current use of the Subject land?

Vacant

9.3 What were the previous uses of the Subject land, if known?

Unknown

9.4 Has there been an industrial or commercial use of the site or adjacent lands?
YES [] NO [] UNKNOWN [x]

If YES, indicate the last year _____ and type of use _____

9.5 Has fill been placed on the site? YES [] NO [x] UNKNOWN []

9.6 Is there reason to believe the site may have been contaminated by former uses, either on the site or on adjacent sites (i.e. gas station, petroleum, other fuel, landfill or other materials stored on site or on an adjacent site)?

YES [] NO [x] UNKNOWN []

If YES, then an environmental investigation including all former uses of the site and, if appropriate, the adjacent site, to the satisfaction of the County, is required. This study must be prepared by a qualified consultant and submitted with this application.

If NO, on what basis did you come to this determination?

Environmental Site Assessment included with submission

10. OTHER PLANNING RELATED APPLICATIONS:

10.1 Has the subject land ever been the subject of a previous application for approval of a plan of subdivision or a consent (severance) application?

YES [] NO [x]

If YES, indicate the application file number and the status of the application.

10.2 a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan.

According to Schedule 7 – Puslinch Land Use, the subject lands are designated as "Urban Centre". Urban Centres are expected to provide a full range of land use opportunities including Residential uses of various types and densities

b) Indicate the existing **Local Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan.

NA

c) If the application doesn't conform, has application for a County/Local Official Plan Amendment been made?

YES [] NO []

If YES, indicate the application file number and its status:

10.3 a) What is the existing zoning of the subject lands? Urban Residential (UR), Future Development 2 (FD2

b) Does the proposal conform to zoning? YES [] NO [x]), Natural Environment (NE)

c) If NO, has application for a Zoning By-law Amendment been made?

YES [x] NO []

If YES, indicate the application file number and its status below

The Zoning By-law Amendment Application is being submitted concurrently with the Draft Plan of Subdivision Application

10.4 Is the subject land also the subject of an application for consent, site plan control or minor variance?

YES [] NO [x] If YES, indicate the application(s) file number and status as applicable:

11. PROVINCIAL POLICY

11.1 PROVINCIAL POLICY STATEMENT (PPS)

Describe how this proposal is consistent with policy statement issued under subsection 3(1) of the Planning Act, and provide information addressing PPS conformity. Indicate the report/study title, as well as page numbers for each PPS issue applicable to this application.

Please see the Planning Justification Report

As required by the Provincial Policy Statement (PPS), planning Authorities "shall be consistent with" the PPS in making decisions on all applications.

11.2 PROVINCIAL PLANS

In addition to Places to Grow (Provincial Growth Plan) is the subject land within an area of land designated under the Greenbelt plan? Provide explanation of how the application conforms or does not conflict with the provincial plan or plans.

Please see the Planning Justification Report

12. SOURCE WATER PROTECTION PLAN

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of an approved Source Protection Plan in effect?

YES [] NO [x]

If yes, please complete the [Source Water Protection form](#) and submit with your application.

13: OWNER'S AUTHORIZATION IF THE OWNER IS NOT THE APPLICANT:

The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), WDD Main Street Inc. c/o Faisal Hamadi the Registered Owners of
11 Main Street Of the City of Burlington in the
County/Region of Halton severally and jointly, solemnly declare that
Weston Consulting c/o Kayly Robbins

Is authorized to prepare and submit an application for subdivision/condominium on my (our) behalf.



Signature(s) of Registered Owner(s) or Corporation's Officer


14. DECLARATION: (This must be signed in the presence of a Commissioner)
This must be completed by the Applicant for the proposed application

I, (we) Kayly Robbins of the
Township of Oro-Medonte In the County/Region of
Simcoe Solemnly declare that all

the statements contained in this application for subdivision/condominium for (property description)
11 Main Street PT LOT 31, CONCESSION 8 , TOWNSHIP OF PUSLINCH, AS IN RO722846 & MS88941 ;

LOTS 7 & 8, PLAN 135 ,
And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the
CITY Of
VAUGHAN In the
County/Region of YORK



(Owner or Applicant)

This 20 day of September 2024

(Owner or Applicant)

Patrizia Santino
a Commissioner, etc.,
Province of Ontario
for Weston Consulting Group Inc.
Commissioner of Plans
Expires May 31, 2027

Patrizia Santino

Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act Section 1.0.1, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, Weston Consulting c/o Kayly Robbins, the applicant, hereby acknowledge the above and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.



Signature of Owner(s) or Authorized Agent

September 20, 2024

Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

**Director of Planning and Development
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9**

Phone (519) 837-2600 Ext. 2160

Township of Puslinch
Planning and Development
7404 Wellington Road 34,
Puslinch, ON
N0B 2J0

November 20, 2024
File: 10779

County of Wellington
Planning and Development
74 Woolwich Street
Guelph, ON
N1H 3T9

**Attn: Lynne Banks, Development and Legislative Coordinator, Township of Puslinch
Meagan Ferris, Manager of Planning and Environment, County of Wellington**

**Re: Fourth Submission Zoning By-law Amendment and Draft Plan of Subdivision
11 Main Street, Morriston
Township of Puslinch**

Weston Consulting is the planning consultant for WDD Main Street Inc., the registered owner of the lands located at 11 Main Street (Lot 31, Concession 8) in the Township of Puslinch (the "Subject Lands"). We are pleased to submit the following materials in support of a Zoning By-law Amendment and Draft Plan of Subdivision application for a proposed residential subdivision consisting of 21 detached dwelling lots, environmental protection lands, a stormwater management pond and municipal roads.

Description of Subject Property

The Subject Lands are currently vacant and located southeast of the Main Street and Badenoch Street intersection in Morriston. The Subject Lands are surrounded by open spaces to the east and south, and single-detached dwellings to the north and west. The Subject Lands have an approximate area of 23.48 hectares (58.03 acres) and an approximate frontage of 12 metres at the terminus of Main Street and 20 metres at the current terminus of Ochs Street.

The County of Wellington Official Plan designates the northwesterly portion of the Subject Lands as *Residential*, and the easterly and southerly portion of the subject lands as *Greenlands*, and a small portion is designated *Core Greenlands*. The Township of Puslinch Comprehensive Zoning By-law 023-18 zones the majority of the Subject Lands as *Future Development (FD2)* and a minor portion of the north-easterly corner as *Urban Residential (UR)*, and a minor southeasterly and southerly portion of the subject lands as *Natural Environment (NE)*. The southwestern, southern and eastern part of the subject lands are overlaid by the Environmental Protection zone. A portion of the subject lands to the west and south are within the Halton Region Conservation Authority (HRCA) regulated area.

Background

A preliminary Concept Plan was submitted to the Township as part of a Pre-Consultation process to receive feedback and a list of required materials for a Complete Application. The Township provided Pre-Consultation comments to the applicant dated February 1st, 2022 which identified comments to be considered as well as materials required for a Complete Application for Zoning By-law Amendment and Draft Plan of Subdivision.

On March 1, 2023, a formal Zoning By-law Amendment and Draft Plan of Subdivision application were submitted to the Township and County. The submission was deemed incomplete on May 3, 2023 due to comments that needed to be addressed. Detailed comments were provided from the Town on April 13, 2023. An updated submission of Zoning By-law Amendment and Draft Plan of Subdivision applications was provided to the Township and County on January 10, 2024 addressing the comments from the previous submission. Detailed comments were provided by the Township on February 20, 2024. Furthermore, a subsequent submission addressing comments provided on February 20, 2024 was made on September 5, 2024. New comments were provided by the Township on October 31, 2024.

The purpose of this submission is to provide the Township and County with the updated technical materials to address the specific comments provided on October 31, 2024. As part of this submission, there were no changes to the Draft Plan of Subdivision. It is our intent to move through the statutory planning process to address any outstanding comments. We ask that a Public Meeting be scheduled at the earliest available date to engage with the Public, and provide them an opportunity to provide comments through the appropriate statutory process.

Submission Materials

The following materials are being provided electronically, and address the comments from the Township of Puslinch regarding the By-law Amendment Application.

No.	Document	Consultant	Date
1.	Draft Plan of Subdivision	Weston	September 3, 2024
2.	Draft Zoning By-law Amendment Text		November, 2024
3.	Planning Justification Report Addendum Letter		November, 2024
4.	Hydrogeological Letter – Results of Test Well Drilling and Aquifer Testing (includes Test Well Results)	Englobe	November 19, 2024
5.	Environmental Impact Study Addendum Letter	Colville	
6.	Functional Servicing and Preliminary Stormwater Management Report (Incl. Hydrologic and Hydraulic)*	Crozier	November, 2024
7.	Civil Engineering Drawing Package		November 15, 2024
8.	Servicing Review Letter for Additional Residential Units and Home-Based Businesses		November 15, 2024
9.	Traffic Review Letter for Additional Residential Units and Home-Based Businesses	GHD	November 13, 2024
10.	Hydrogeological Letter for Additional Residential Units and Home-Based Businesses	Englobe	November 19, 2024
11.	Comment-Response Matrix	All	November, 2024

We trust that the above documents are sufficient for your review and circulation of the Zoning By-law Amendment and Draft Plan of Subdivision applications. Should you have any questions please contact the undersigned at ext. 315 or Michael Pizzimenti at ext. 365.

Yours truly,

Weston Consulting

Per:



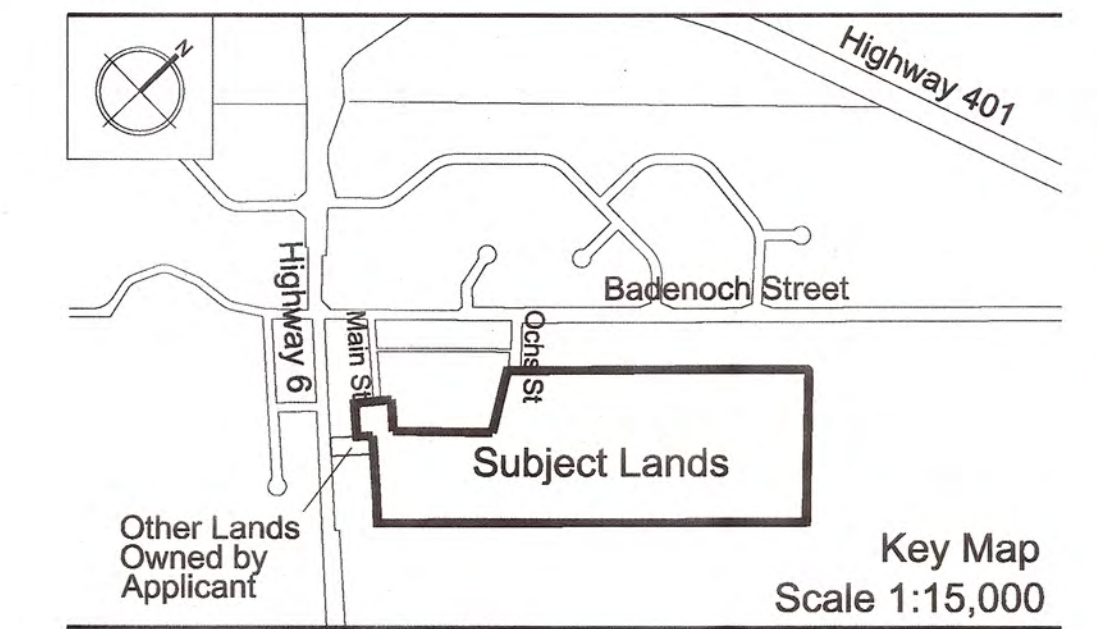
Kayly Robbins, MPL, MCIP, RPP
Senior Planner

c. WDD Main Street Inc.

DRAFT PLAN OF SUBDIVISION

PART OF LOTS 7 & 8
NORTH OF QUEEN STREET
REGISTERED PLAN 135

AND PART OF LOT 31
CONCESSION 8
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON



OWNER'S CERTIFICATE:

I authorize Weston Consulting Group Inc. to prepare and submit this plan for draft approval.

Date: Sept 5, 2024

WOOD MAIN STREET INC. c/o FAISAL HAMADI
499 BRANT STREET
BURLINGTON, ONTARIO L7R 2G5
PHONE: 905-683-7396
info@wcdinternational.com

SURVEYOR'S CERTIFICATE:

I hereby certify that the boundaries of the lands being subdivided and their correct relationship to the adjacent lands are accurately and correctly shown on this plan.

Date: Sept 4, 2024

RAYMOND J. SIBTHORP, OLS
J.D. BARNES LIMITED
257 WOODLAWN ROAD WEST, UNIT 101
GUELPH, ONTARIO N1H 6J1
PHONE: (519) 822-4031 www.jdbrn.com

ADDITIONAL INFORMATION:

[Section 51(17) of the Planning Act, R.S.O. 1990, c. P.13], as amended to August 26, 2024.

- a), b), e), f), g), j) & l) - on plan.
- c) - on key plan
- d) - see statistics
- h) - piped water to be installed by developer
- i) - silty sand, sand and silt, and clayey silt
- k) - all services to be made available by developer

DEVELOPMENT STATISTICS:

LOTS/BLOCKS	LOTS	AREA
Single Detached Lots (20 m+) [Lots 1-21]:	21	4,436 ha
SWMP [Blk. 22]:		0.345 ha
Environmental Protection Lands [Blk 23]:		17.131 ha
Additional lands [Blk. 24]:		0.059 ha
Roads:		1.133 ha
Total:	21	23.104 ha

SCALE



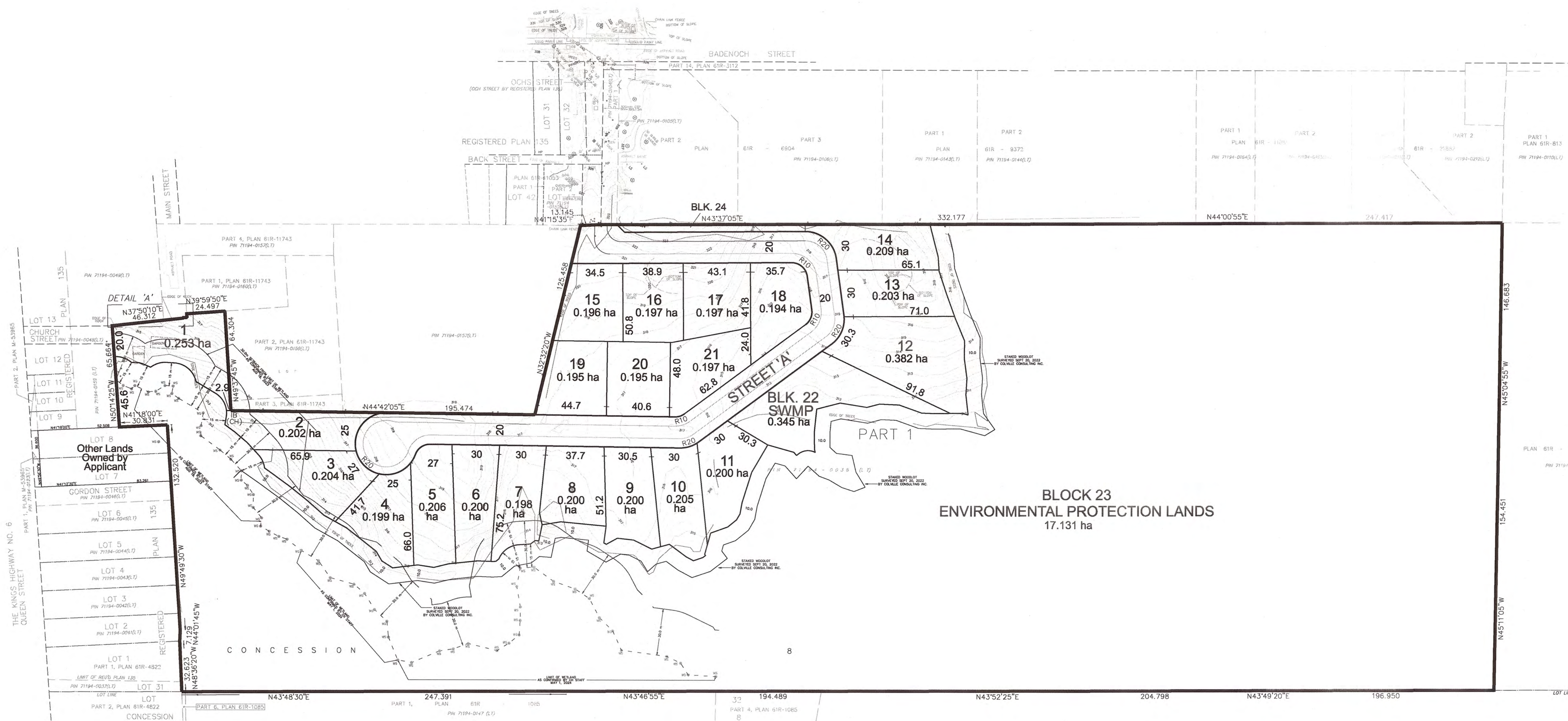
Vaughan: 201 Millway Ave. Suite 19
Vaughan, Ontario L4K 5E8
T. 905.738.8080 F. 905.738.6637
Toronto: 288 Bantley St.
Toronto, Ontario M5A 2X1
T. 416.640.9917 F. 905.738.6637

1-800-363-3558 westonconsulting.com

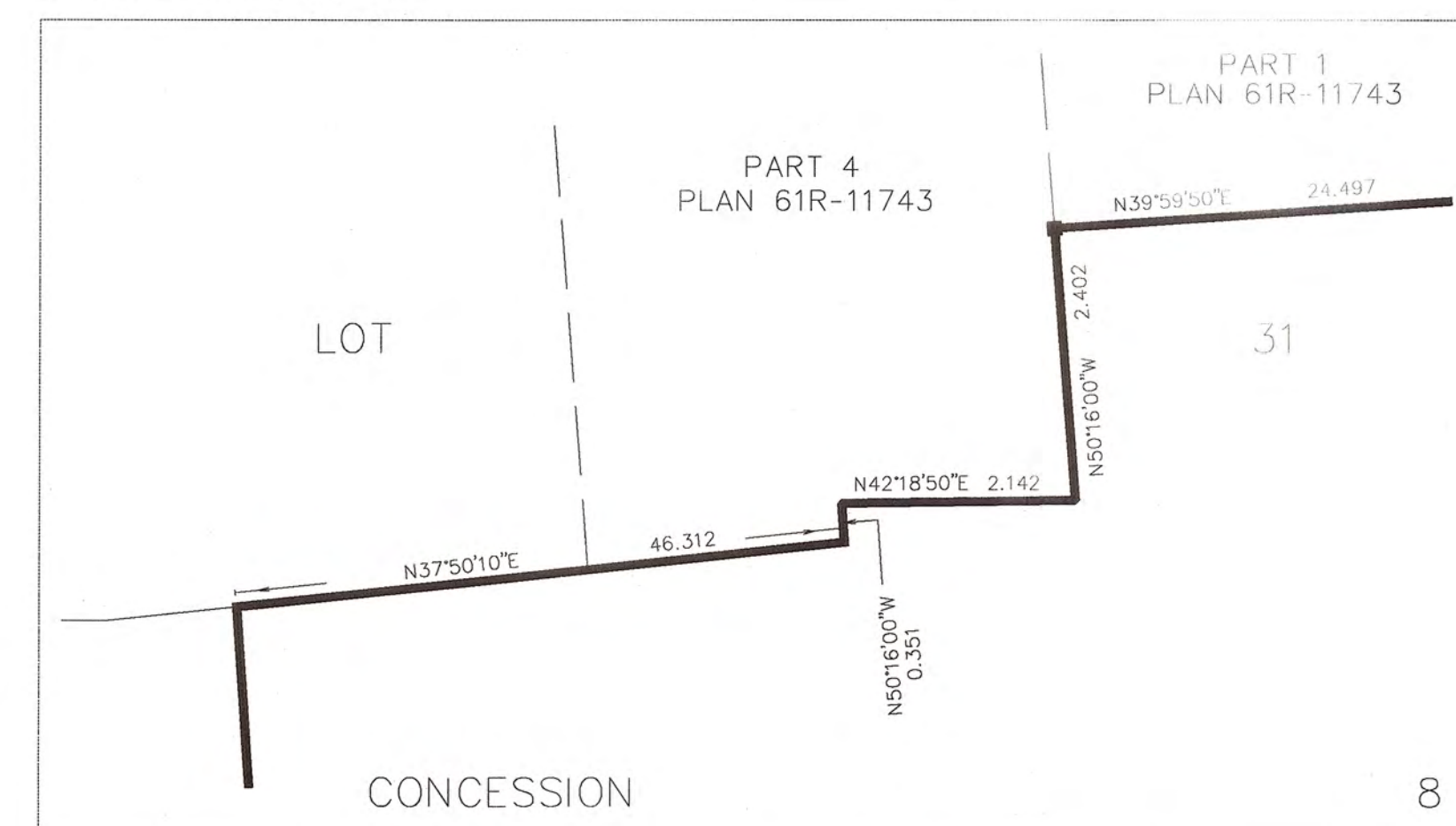
REVISIONS LIST

DATE	REVISION
03 SEP 2024	Revise survey text and Detail 'A'.
09 JUN 2024	Modify Lots 1-3,7 per 15m wetland setback. Outline/measure enhanced buffer area
14 MAY 2024	Update using new topo survey with 30m wetland setback. Modify SWM & Lots 1-14.
02 MAY 2024	Revise Lots 1-14 & SWM Block. Remove walkway and revise Lots 15-21
20 DEC 2023	Revise cul-de-sac to R=20 m & lots 3-5.
03 OCT 2023	Remove wetland limits by Colville Sept 20, 2022. Remove original edge of trees & staked limit. Insert Staked Woodlot Surveyed Sept 20, 2022 by Colville Consulting Inc.
20 SEP 2023	Remove old treeline, Regulated Limits. Update using 2023-09-11 topo file
15 SEP 2023	Revise ROW width to 20m & revert back to north-east access
23 FEB-11 APR 2023	Revise per topo plan. Revise per updated survey plan & survey text
14 DEC 2022	Revise SL B per grading plan (Crozier) & revise Lots 17-23
11 NOV 2022	Revise ROW width to 18 metres & design lots (min 0.2 ha)
20 OCT 2022	Update drawing using 2022-10-12 survey

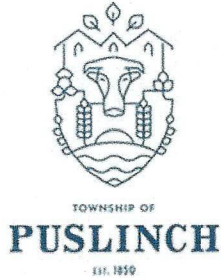
File Number: 10779
Drawn By: SM
Planner: PT
Scale: 1:1500
CAD: 10040 Draft Plan D14 2024-09-03.dgn



DETAIL 'A'
NOT TO SCALE



INTEGRATION DATA			
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).			
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.			
POINT ID	EASTING	NORTHING	
ORP (A)	571 819.11	4 810 772.76	
ORP (B)	572 189.46	4 811 593.30	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			
THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 900.588 N24°17'31\"/>			



Township of Puslinch
7404 Wellington Road 34
Puslinch, ON, N0B 2J0
T: (519) 763 - 1226
F: (519) 763 - 5846
www.puslinch.ca

Delegate Request

Meeting Date: Jan 22, 2025

Applicant Information

Applicant Name: Wellington Federation of Agriculture (WFA)
Mailing Address: 131 Mainland St. Hamiston ON
Email Address: wellington@ofa.on.ca
Telephone Number: [REDACTED]

Purpose of delegation (state position taken on issue, if applicable):

WFA is currently reviewing your ^{Puslinch} site alteration bylaw and would like to provide some comments from an agricultural perspective and some suggestions for improvement.

Barclay Nap, WFA President (Puslinch resident) will be making the presentation with OFA staff support in attendance

I am submitting a formal presentation to accompany my delegation:

Yes: X No:

(not yet prepared)
I will require the following audio-visual equipment:

PowerPoint: X

Note: delegations are permitted to speak for 10 minutes. Your form or letter must be received 24 hours before the preparation of the Council agenda. This usually means at least one week prior to the Council meeting.

Personal Information collected on this form is collected under the authority of the Municipal Act and will be used only for the purposes of sending correspondence relating to matters before Council and for creating a record that is available to the general public in a hard copy format and on the internet in an electronic format in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.

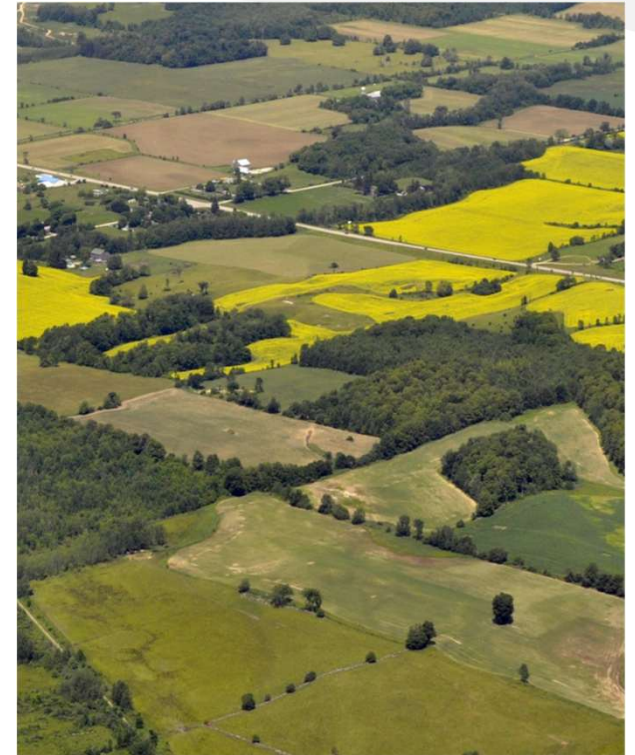


By-Law 2023-057 Site Alteration Impacts to Local Agriculture

Delegation to Puslinch Council
January 22, 2025

Local Agriculture

- Wellington County's agri-food system contributes \$20.8B to Canada's GDP:
 - 5% of Ontario agri-food industry
 - 35,943 jobs – almost 2/3 in food manufacturing and retail
 - \$496M in labour income within farm & upstream jobs
- Primary agriculture:
 - Contributes more than \$841M to Ontario's GDP
 - Supports 12,260 jobs
 - Generates \$2.36 of activity for every dollar spent on Wellington County ag products
 - Leader in field crop production



Shared Concerns

- Potential target for large volumes of fill
- Strain on local infrastructure
- Environmental risks of unregulated activities



Current Approach

- Restricts essential farm maintenance and routine farming activities:
 - High cost associated with the application process
 - Application process is complex and time-consuming
 - Definition of fill includes compost, governed by other regulations
 - Improper use of NFPPB



Alternate Approach

- Remove compost from the definition of fill
- Develop a model that incorporates exemptions for low-impact, regular farming activities like essential maintenance:
 - Define routine practices such as laneway upkeep, farmyard grading, fencerow maintenance
- Graduated permit structure based on size of project for other ag projects:
 - Application information aligned with project scale/complexity



Alternate Approach

- Process to review non-routine and larger scale agricultural applications:
 - Verify proposed activity is valid & appropriate
 - By ag-knowledgeable people
 - Timely review to ensure farming can continue

- WFA is willing to help!



Working Together for Ag in Puslinch

- Complete case studies
- Refine definition of fill
- Best practices from other municipalities
- Continue the conversation
- Enable routine agriculture activities involving fill while protecting soil resources, water quality and the environment



Sarah Huether

From: Township of Puslinch <services@puslinch.ca>
Sent: January 3, 2025 2:58 PM
To: Justine Brotherston
Subject: New Entry: Delegate Request

Warning! This message was sent from outside your organization and we were unable to verify the sender.

[Block sender](#) | [Report](#)

Type of Meeting

Council

Meeting Date

January 22, 2025

How many delegates are requesting to make this presentation?

Two (2)

Type of Delegation

This is a request to delegate on a topic on the upcoming agenda

Identify which agenda item you are requesting to delegate on?

Heritage Designation

Type of Presentation

This request is to present a verbal delegation

Type of Attendance

In person

Name of Delegate

Kelli Todd-Wallace

Mailing Address of Delegate

[REDACTED]

Phone Number of Delegate

[REDACTED]

Email Address of Delegate

[REDACTED]

Name of Second Delegate

Dana Coffelt

Mailing Address of Second Delegate

[REDACTED]

Phone Number of Second Delegate

[REDACTED]

Email Address of Second Delegate

[REDACTED]

Purpose of delegation (state position taken on issue, if applicable)

Objection to Heritage Designation (6714 Concession 1)

A formal presentation is being submitted to accompany the delegation

No

The delegation will require the use of audio-visual equipment (power point presentation)

No

Acknowledgement

I (we) have read, understand and acknowledge the Rules and Procedures relating to Delegations as prescribed by the Procedural By-law 2022-046.

Sent from [Township of Puslinch](#)



Township of Puslinch
7404 Wellington Road 34
Puslinch, ON, N0B 2J0
T: (519) 763 – 1226
F: (519) 763 – 5846
www.puslinch.ca

Delegate Request

Meeting Date: January 22, 2025

Applicant Information

Applicant Name: Jennifer Beehler

Mailing Address: [REDACTED]

Email Address: [REDACTED]

Telephone Number: [REDACTED]

Purpose of delegation (state position taken on issue, if applicable):

Submission of request to add to Puslinch Township's Kennel Licensing By-Law 2021-024 to
include in-home dog sitting.

Please see attached my submission letter and supporting documents from Veterinarians.

I am submitting a formal presentation to accompany my delegation:

Yes: ____ No: X

I will require the following audio-visual equipment:

PowerPoint: X

Note: delegations are permitted to speak for 10 minutes. Your form or letter must be received 24 hours before the preparation of the Council agenda. This usually means at least one week prior to the Council meeting.

Personal Information collected on this form is collected under the authority of the Municipal Act and will be used only for the purposes of sending correspondence relating to matters before Council and for creating a record that is available to the general public in a hard copy format and on the internet in an electronic format in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.

January 12, 2025

Jennifer Beehler



To Puslinch Township Council Members,

Please accept this as my letter of submission to appear as a delegate before Puslinch Township Council on Wednesday January 22, 2025. At that time, I wish to present a request for consideration of an addendum to Puslinch Kennel By-Law 024-2021, concerning in-home dog care and training.

As currently written this by-law only allows care for non-owned dogs in a kennel (defined as a building separate from any dwelling or residence), a practice that has been shown to be detrimental to the health and well-being of dogs.

As you will see in the attached letters of support from local veterinarians, keeping dogs in a separate building (kennel) is a practice known to increase canine stress and promote significant health and behavioural issues. These include physical concerns such as kennel cough and stress-induced diarrhea, as well as poor socialization resulting in anxiety, aggression, and more. Poor or inadequate socialization of dogs is even more prevalent today as a result of the COVID-19 quarantine. By amending the kennel by-law and allowing for the possibility of in-home dog care and training, Council members would be providing an opportunity for dog owners in the community to access in-home dog care that is in keeping with current evidence-based practices. Care for dogs in a home environment that aligns closely with their own living experiences decreases stress for the animals. This, in turn, increases access to socialization and its positive outcomes and gives dog owners peace of mind knowing that their dogs are monitored throughout their time away from home, including and especially overnight stays.

Repeated exposure to positive, in-home experiences and care is key to ensuring that our local dog population receives the socialization required and develops into a healthy cohort, thereby mitigating negative outcomes for the dogs, their owners, and our community (including rehoming or surrendering animals to already overburdened animal shelters and rescue services). It's important to note that the townships of Mapleton, Minto, and Wellington North already have by-law provisions that allow for the consideration of in-home dog care on a case-by-case basis.

As a female entrepreneur and resident of Puslinch Township, it is my intention to create a positive, safe, and healthy home environment to care for dogs while their humans are away because I know that doing so is in the best interest of dogs, their owners, and our community. With your support in amending the current by-law, Puslinch Township Council can provide the foundation for this kind of optimum care and in turn be on the leading edge of canine health and management.

I look forward to meeting with you to discuss this further toward a positive outcome for all.

Sincerely,
Jennifer Beehler



Shane Bateman, DVM, MSc, DVSc, DACVECC
904-71 Wyndham St. S
Guelph, ON N1E 0T7

Consulting on projects in Animal Welfare, Veterinary Forensics and Veterinary Emergency & Critical Care

January 8, 2025

To Whom It May Concern,

Re: Support for Proposed Changes to Puslinch Township's Kennel By-Law

I currently work as a faculty member at the Ontario Veterinary College and practice as an emergency and critical care clinician in the OVC Health Sciences Center. I see the consequences of poorly socialized dogs daily. I also served as the Chair of the Board of the Guelph Humane Society from 2010-2020 and have first-hand knowledge of the consequences of inadequate socialization and the severe manifestations of stress related to housing dogs in kennels. Finally, I have recently acquired expertise in veterinary forensic science and have seen the tragic consequences of stressed or poorly socialized dogs inflicting injury or harm on humans. All of this work and experience qualifies me to make expert comments on the housing of dogs.

I am writing to express my strong support for Jennifer Beehler and their proposed changes to Puslinch Township's kennel by-law, which currently prohibits housing non-owned dogs within a dwelling. This restriction not only limits the ability of skilled individuals to provide invaluable care and training for dogs but may also inadvertently compromise the well-being of dogs in our community.

As a veterinary professional and an advocate for animal welfare, I am acutely aware of the challenges that arise when dogs are housed in traditional kennel environments. Research and clinical experience have shown that such environments can lead to elevated stress levels in dogs, increasing their susceptibility to illness and behavioral problems. Stress-induced behaviors such as anxiety, reactivity, and aggression are often exacerbated in kennels, as dogs are removed from familiar surroundings and face higher noise levels, isolation, or overcrowded conditions.

In nurturing, home-based environments where dogs receive individualized attention and care, dogs overcome behavioral challenges, gain confidence, and develop critical socialization skills. This not only improves the quality of life for the dogs but also reduces the likelihood of surrendering to overburdened shelters or rescue organizations.

Furthermore, dogs struggling with anxiety and reactivity cared for in a home environment can exert a ripple effect of positive outcomes for pet owners in our community. Equipping dogs with the skills needed to thrive in a home environment enables owners to enjoy better relationships with their pets and reduce the risk of unwanted behaviors leading to rehoming.

I believe Jennifer's proposal represents a balanced and thoughtful solution that would address the needs of the township while advancing animal welfare. I encourage the Township of Puslinch to consider these proposed changes and recognize the significant benefit to our community.

Thank you for your time and thoughtful consideration of this critical matter.

Sincerely,

A solid black rectangular box used to redact the signature of Shane Bateman.

Shane Bateman

January 10, 2025

To the Township of Puslinch

RE: Inappropriateness of Puslinch Township Kennel By-Laws

To Whom it May Concern:

I am Janet Beeler-Marfisi and am a veterinarian writing to you to share my strenuous disagreement with portions of Puslinch Township's current Kennel By-Laws (<https://puslinch.ca/wp-content/uploads/2021/04/BL2021-024-Kennel-Licensing-By-law-Final.pdf>, accessed January 10, 2025) and my plea that you reconsider in-home boarding as more in line with The Five Freedoms for evaluating animal welfare (<https://ontariospca.ca/blog/what-are-the-five-freedoms-of-animal-welfare/>).

The portions of the By-Laws that go against The Five Freedoms are sections: 11.1-2. The portions of the By-Laws I applaud, as a veterinarian, are: 11.3-11.6. I note in specific that the species-specific contact; and, provide for the social and behavioural needs of the Dog are critical features that are inadequately met by most outbuilding type kennels.

My concerns arise not only from personal experience but also from the peer-reviewed scientific literature (see References below). Regarding my personal experience, and despite the fact that the dog adored the owner of the kennel who was an expert in German Shepherd dog (GSD) training and care, my sister's GSD developed hemorrhagic (bloody) stress diarrhea (image at the end of the letter) every time she went to the kennel (an outbuilding kennel outside London, Ontario).

My arguments against the outbuilding type kennel are that dogs have limited contact with other dogs (which goes against By-Law point 11.4.7), are only "entertained" or exercised at specific times of the day (which goes against point By-Law 11.4.8), and most being house pets, have limited interactions with humans (Cobb et al, 2022). I argue that the properly managed, in-home type of boarding facility permits contact with conspecifics (other dogs) that promotes the development of excellent friendships between dogs and humans, which is a superior way of providing for their social and behavioural needs in alignment with The Five Freedoms.

The literature backs me up on the points about environment, and conspecific and human contact. Outbuilding type kennels are a stark environment (Cobb et al, 2022) for any dog who normally lives in a home. Additionally, Polgár et al., 2019 states that "the welfare implications of keeping dogs in housing conditions that are often so restricted – both spatially and socially – are substantial and deserve consideration". I can tell you that any dog given the choice would rather sleep in a nice clean home with its friends rather than be locked up, with no conspecific contact, on a cement floor, especially when the lights go out.

Ever walk into an outbuilding-type kennel and struggle to hear your colleague speak above the dogs' whining? That's a canine fear behaviour (Polgár et al., 2019) which goes directly against The Five Freedoms (#5: freedom from fear and distress). Play behaviour is another of The Five Freedoms that is thwarted in the outbuilding kennel situation. In the well-managed, in-home boarding facility where dogs are given their choice of whether they want to play with their friends or find a comfortable, quiet spot to lie down on, the dog is allowed to fully express this Freedom.

And my letter doesn't even touch on the importance to pet dogs of human contact (Cobb et al, 2022). In the outbuilding kennel, the dog doesn't get to choose when they have human contact. In the in-home kennel, that is much more like their home environment, they do.

So, with this letter, my experience as a veterinarian supported by the literature on animal welfare, I exhort you to reconsider the Puslinch Township By-Laws on mandating that a boarding facility be limited to an outbuilding. I exhort you to onboard the fact that our canine companions deserve better – the in-home boarding facility model. Only the latter truly addresses both sections 11.3-11.6 of your By-Laws and The Five Freedoms of animal welfare.

Sincerely,

[REDACTED]
Dr. Janet Beeler-Marfisi
BA, DVM, DVSc, Dipl. ACVP
[REDACTED]

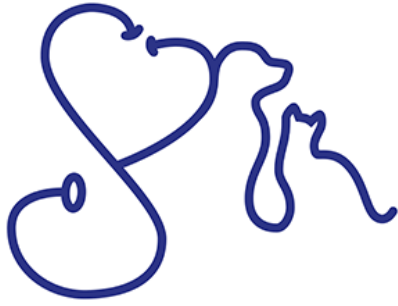


Image of my sister's dog's hemorrhagic diarrhea that took 2 weeks to resolve after she came home from the kennel. I note that the owner of the kennel is an exemplary human, but even so, this was the dog's response to being kenneled in an outbuilding.

References:

M.L Cobb, A. Carter, A. Lill, P.C. Bennett, Perceived importance of specific kennel management practices for the provision of canine welfare, *Applied Animal Behaviour Science*. 2022. 249:105591. <https://doi.org/10.1016/j.applanim.2022.105591>.

Polgár Z, Blackwell EJ, Rooney NJ. Assessing the welfare of kennelled dogs-A review of animal-based measures. *Appl Anim Behav Sci*. 2019 Apr;213:1-13. doi: 10.1016/j.applanim.2019.02.013



Southgate

Animal Hospital

361 Southgate Drive
Ph: 519-822-9600
info@southgateanimalhospital.ca

To Whom It May Concern

Please be advised that caring for "high maintenance" dogs when their owners are unable to is difficult thing find.

Due to reactivity, anxiety and fearfulness these dogs do not do well in traditional boarding facilities. In fact they often become sick due to the stress of an unfamiliar environment.

People with training and ability to assimilate these dogs into a caring home environment allows their owners to have peace of mind when they have to be away.

Many dogs would have to be heavily sedated or worse yet surrendered and possibly euthanized if not for people who offer up their homes as a safe haven for them to be looked after.

Dr. Barb Deter
Southgate Animal Hospital
361 Southgate Drive
Guelph

December 31st, 2024

To members of the Puslinch Township Council,

My name is Dr Sarah Boston. I am a licensed small animal veterinary specialist writing in support of changes being made to the Puslinch Township Dog Kennel by-law 024-2021 to include dog sitting within a dwelling.

As a veterinarian and dog owner, I have a unique perspective on the specific needs for dogs with special needs for boarding as my dog has been diagnosed with anxiety and reactivity. Housing dogs like mine in a kennel environment could exacerbate his negative behaviour and potentially make things worse given the high stress environment a kennel provides.

Boarding dogs in kennels is an antiquated practise that does not take into account the health and welfare of the dogs. Along with being extremely stressful, it can also be dangerous as some dogs can develop significant health issues in a kennel, including a twisted stomach, which can be fatal. Having dogs stay in a home with a caretaker where they are consistently monitored instead of being alone without supervision, especially overnight, and able to socialize with other dogs in an environment that replicates their own home will help to alleviate these kinds of issues.

I would urge you to reconsider your bylaw and include the option to allow dog sitting within a dwelling for these reasons. The health and welfare of dogs needs to be at the center of this by-law and by making these changes I believe you will be satisfying that need and those of dog owners in the area.

Thank you for your consideration,
Sincerely,



Dr Sarah Boston

Shauna Blois

[REDACTED]

January 8, 2025

To Whom It May Concern,

I am writing to support an amendment to the by-laws regarding dog boarding. I understand that while home-based dog boarding has unique advantages, it is not in compliance with existing local by-laws.

One of the key benefits of home-based boarding service is the lower-stress environment it provides for the dogs. Compared to traditional kennel settings, which can sometimes be overwhelming due to noise and crowding, a home environment allows dogs to feel more at ease. This is particularly beneficial for dogs that are sensitive or prone to anxiety. Additionally, this type of care often leads to fewer behaviour issues during and after their stay, as dogs are exposed to a calmer, more personalized routine. As a veterinarian I believe that finding personalized accommodations to suit a dog's individual needs is of high importance to their well-being. My own dogs have benefitted from this type of boarding when I am traveling.

I believe that amending the by-law to allow home-based dog boarding can provide significant benefits to pet owners and their dogs without causing undue disruption to the community. I hope you will consider these points.

Thank you for your time and consideration.

Sincerely,

[REDACTED]

Shauna Blois

January 14, 2025

Township of Puslinch
7404 Wellington Road 34
Puslinch, Ontario
N0B 2J0

To Whom It May Concern,

Re: Proposed Amendments to Township Kennel By-Law

I am writing in support of Ms. Jennifer Beehler's request to amend the current Township of Puslinch kennel by-law to allow for exceptions permitting dog sitting within a dwelling. As a veterinarian with more than two decades of experience in animal health and wellbeing, I believe this change would not only enhance the lives of dogs and their owners but also contribute positively to the community.

Research and practical experience consistently demonstrate that dogs housed in traditional kennel environments can experience significant stress, which adversely impacts their physical and mental health. Stress in kennels exacerbate behavioural issues, such as anxiety and reactivity. By contrast, a home environment provides a calmer, more familiar setting where dogs can thrive and develop the confidence and social skills necessary for harmonious living.

Ms. Beehler's work exemplifies this approach. Through her practice of integrating dogs into her home, she has successfully helped many dogs overcome behavioural challenges such as reactivity and anxiety. This not only improves the dogs' quality of life but also strengthens the bond between dogs and their owners, reducing the likelihood of surrender to already overburdened shelters or rescue organizations.

Additionally, COVID-19 created circumstances that limited opportunities for dog socialization, resulting in increased behavioural challenges. Ms. Beehler's work addresses this issue directly by fostering a safe, supportive environment for dogs to learn and grow. Her unique skills and dedication to improving canine behaviour are an asset to the community.

I understand the importance of municipal by-laws in maintaining public safety and order; however, I believe an amendment to this by-law could strike a balance between community interests and the wellbeing of animals. Allowing dog sitting within a dwelling under reasonable guidelines would enable responsible individuals like Ms. Beehler to continue their invaluable work while maintaining the township's standards.

Thank you for considering this request. I am confident that such a change will benefit the animals, their owners, and the broader community of Puslinch.

Sincerely,



Marie Holowaychuk

DVM, DACVECC, CYT

Email: info@marieholowaychuk.com





REPORT FIR-2025-001

TO: Mayor and Members of Council

PREPARED BY: Jamie MacNeil, Fire Chief

PRESENTED BY: Jamie MacNeil, Fire Chief

MEETING DATE: January 22, 2025

SUBJECT: Fire Protection Grant – Execution of Agreement
File No. L04 MIN

RECOMMENDATIONS

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

That Council gives 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.

Purpose

The purpose of this report is to recommend that Council enact a By-law authorizing entering into an Agreement with the Ministry of the Solicitor General, Office of the Fire Marshal of Ontario for the Fire Protection Grant.

Background

In October 2024, the Township applied for the Fire Protection Grant for cancer prevention, specifically for Personal Protective Equipment (PPE). The Township was successful in its application and now requires Council authorization to enter into an Agreement with the Province to proceed with the grant funding.

The Fire Protection Grant program was announced in the Ontario government's 2024 Budget and is designed to support cancer prevention efforts by municipal fire departments. The grant

will assist fire departments in acquiring critical equipment to enhance firefighter health and safety, and minor infrastructure at the local level.

The grant is eligible for funding under the following categories:

1. Cancer Prevention – Equipment and Supplies
2. Cancer Prevention –PPE
3. Cancer Prevention – Minor Infrastructure
4. Technology - Minor Infrastructure

The Province has requested the Township to sign the Agreement promptly in order for the funds to be distributed. The effective date of the Agreement is once both Parties sign, and the expiration date is March 31, 2025. Costs must be spent by the Township by December 31, 2025. The communications requirements associated with the Fire Protection Grant are outlined in Section A8.0 of the Agreement attached as Schedule A to this Report.

Financial Implications

The Township has been approved for the maximum available grant funding of \$8,230.45 in accordance with the project description and project costs eligible for funding as outlined in Schedule C to the Agreement. This project has been incorporated in the 2025 Capital Budget as presented to Council on October 23, 2024.

Applicable Legislation and Requirements

- Municipal Act, 2001
- Broader Public Sector Accountability Act, 2010
- Public Sector Salary Disclosure Act, 1996
- Auditor General Act
- Financial Administration Act

Engagement Opportunities

There are no engagement implications associated with entering into the Fire Protection Grant Agreement with the Province.

ATTACHMENTS

Schedule A – Fire Protection Grant Agreement

Respectfully submitted:

Reviewed by:

Jamie MacNeil
Fire Chief

Mary Hasan
Director of Finance/Treasurer

ONTARIO TRANSFER PAYMENT AGREEMENT

THE AGREEMENT is effective as of the

BETWEEN:

**His Majesty the King in right of Ontario
as represented by the enter the full legal title of the Minister**

(the “Province”)

- and -

(the “Recipient”)

CONSIDERATION

In consideration of the mutual covenants and agreements contained in the Agreement and for other good and valuable consideration, the receipt and sufficiency of which are expressly acknowledged, the Province and the Recipient agree as follows:

1.0 ENTIRE AGREEMENT

1.1 Schedules to the Agreement. The following schedules form part of the Agreement:

- Schedule “A” - General Terms and Conditions
- Schedule “B” - Project Specific Information and Additional Provisions
- Schedule “C” - Project
- Schedule “D” - Budget
- Schedule “E” - Payment Plan
- Schedule “F” - Reports.

1.2 Entire Agreement. The Agreement constitutes the entire agreement between the Parties with respect to the subject matter contained in the Agreement and supersedes all prior oral or written representations and agreements.

2.0 CONFLICT OR INCONSISTENCY

2.1 **Conflict or Inconsistency.** In the event of a conflict or inconsistency between the Additional Provisions and the provisions in Schedule “A”, the following rules will apply:

- (a) the Parties will interpret any Additional Provisions in so far as possible, in a way that preserves the intention of the Parties as expressed in Schedule “A”; and
- (b) where it is not possible to interpret the Additional Provisions in a way that is consistent with the provisions in Schedule “A”, the Additional Provisions will prevail over the provisions in Schedule “A” to the extent of the inconsistency.

3.0 COUNTERPARTS

3.1 The Agreement may be executed in any number of counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument.

4.0 AMENDING THE AGREEMENT

4.1 The Agreement may only be amended by a written agreement duly executed by the Parties.

5.0 ACKNOWLEDGEMENT

5.1 The Recipient acknowledges that:

- (a) by receiving Funds it may become subject to legislation applicable to organizations that receive funding from the Government of Ontario, including the *Broader Public Sector Accountability Act, 2010* (Ontario), the *Public Sector Salary Disclosure Act, 1996* (Ontario), and the *Auditor General Act* (Ontario);
- (b) His Majesty the King in right of Ontario has issued expenses, perquisites, and procurement directives and guidelines pursuant to the *Broader Public Sector Accountability Act, 2010* (Ontario);
- (c) the Funds are:

- (i) to assist the Recipient to carry out the Project and not to provide goods or services to the Province;
 - (ii) funding for the purposes of the *Public Sector Salary Disclosure Act, 1996* (Ontario);
- (d) the Province is not responsible for carrying out the Project;
- (e) the Province is bound by the *Freedom of Information and Protection of Privacy Act* (Ontario) and that any information provided to the Province in connection with the Project or otherwise in connection with the Agreement may be subject to disclosure in accordance with that Act; and
- (f) the Province is bound by the *Financial Administration Act* (Ontario) (“FAA”) and, pursuant to subsection 11.3(2) of the FAA, payment by the Province of Funds under the Agreement will be subject to,
 - (i) an appropriation, as that term is defined in subsection 1(1) of the FAA, to which that payment can be charged being available in the Funding Year in which the payment becomes due; or
 - (ii) the payment having been charged to an appropriation for a previous fiscal year.

SIGNATURE PAGE FOLLOWS

The Parties have executed the Agreement on the dates set out below.

**HIS MAJESTY THE KING IN RIGHT OF ONTARIO
as represented by the Office of the Fire Marshal**

Date

Name: Carrie Clarke

Title: Deputy Fire Marshal

Date

Name:

Title:

I have authority to bind the Recipient

Date

Name:

Title:

I have authority to bind the Recipient

**SCHEDULE “A”
GENERAL TERMS AND CONDITIONS**

A1.0 INTERPRETATION AND DEFINITIONS

A1.1 **Interpretation.** For the purposes of interpretation:

- (a) words in the singular include the plural and vice-versa;
- (b) words in one gender include all genders;
- (c) the headings do not form part of the Agreement; they are for reference only and will not affect the interpretation of the Agreement;
- (d) any reference to dollars or currency will be in Canadian dollars and currency; and
- (e) “include”, “includes” and “including” denote that the subsequent list is not exhaustive.

A1.2 Definitions. In the Agreement, the following terms will have the following meanings:

“**Additional Provisions**” means the terms and conditions set out in Schedule “B”.

“**Agreement**” means this agreement entered into between the Province and the Recipient, all of the schedules listed in section 1.1, and any amending agreement entered into pursuant to section 4.1.

“**Budget**” means the budget attached to the Agreement as Schedule “D”.

“**Business Day**” means any working day, Monday to Friday inclusive, excluding statutory and other holidays, namely: New Year’s Day; Family Day; Good Friday; Easter Monday; Victoria Day; Canada Day; Civic Holiday; Labour Day; Thanksgiving Day; Remembrance Day; Christmas Day; Boxing Day and any other day on which the Province has elected to be closed for business.

“**Effective Date**” means the date set out at the top of the Agreement.

“**Event of Default**” has the meaning ascribed to it in section A12.1.

“**Expiry Date**” means the expiry date set out in Schedule “B”.

“**Funding Year**” means:

- (a) in the case of the first Funding Year, the period commencing on the Effective Date and ending on the following March 31; and
- (b) in the case of Funding Years subsequent to the first Funding Year, the period commencing on April 1 following the end of the previous Funding Year and ending on the following March 31 or the Expiry Date, whichever is first.

“Funds” means the money the Province provides to the Recipient pursuant to the Agreement.

“Indemnified Parties” means His Majesty the King in right of Ontario, and includes His ministers, agents, appointees, and employees.

“Loss” means any cause of action, liability, loss, cost, damage, or expense (including legal, expert and consultant fees) that anyone incurs or sustains as a result of or in connection with the Project or any other part of the Agreement.

“Maximum Funds” means the maximum set out in Schedule “B”.

“Notice” means any communication given or required to be given pursuant to the Agreement.

“Notice Period” means the period of time within which the Recipient is required to remedy an Event of Default pursuant to section A12.3(b), and includes any such period or periods of time by which the Province extends that time pursuant to section A12.4.

“Parties” means the Province and the Recipient.

“Party” means either the Province or the Recipient.

“Proceeding” means any action, claim, demand, lawsuit, or other proceeding that anyone makes, brings or prosecutes as a result of or in connection with the Project or with any other part of the Agreement.

“Project” means the undertaking described in Schedule “C”.

“Records Review” means any assessment the Province conducts pursuant to section A7.4.

“Reports” means the reports described in Schedule “F”.

A2.0 REPRESENTATIONS, WARRANTIES, AND COVENANTS

A2.1 General. The Recipient represents, warrants, and covenants that:

- (a) it is, and will continue to be, a validly existing legal entity with full power to fulfill its obligations under the Agreement;
- (b) it has, and will continue to have, the experience and expertise necessary to carry out the Project;
- (c) it is in compliance with, and will continue to comply with, all federal and provincial laws and regulations, all municipal by-laws, and any other orders, rules, and by-laws related to any aspect of the Project, the Funds, or both; and
- (d) unless otherwise provided for in the Agreement, any information the Recipient provided to the Province in support of its request for funds (including information relating to any eligibility requirements) was true and complete at the time the Recipient provided it and will continue to be true and complete.

A2.2 Execution of Agreement. The Recipient represents and warrants that it has:

- (a) the full power and capacity to enter into the Agreement; and
- (b) taken all necessary actions to authorize the execution of the Agreement.

A2.3 Governance. The Recipient represents, warrants, and covenants that it has, will maintain in writing, and will follow:

- (a) a code of conduct and ethical responsibilities for all persons at all levels of the Recipient's organization;
- (b) procedures to enable the Recipient's ongoing effective functioning;
- (c) decision-making mechanisms for the Recipient;
- (d) procedures to enable the Recipient to manage Funds prudently and effectively;
- (e) procedures to enable the Recipient to complete the Project successfully;
- (f) procedures to enable the Recipient to identify risks to the completion of the Project and strategies to address the identified risks, all in a timely manner;

- (g) procedures to enable the preparation and submission of all Reports required pursuant to Article A7.0; and
- (h) procedures to enable the Recipient to address such other matters as the Recipient considers necessary to enable the Recipient to carry out its obligations under the Agreement.

A2.4 **Supporting Proof.** Upon the request of the Province, the Recipient will provide the Province with proof of the matters referred to in Article A2.0.

A3.0 TERM OF THE AGREEMENT

A3.1 **Term.** The term of the Agreement will commence on the Effective Date and will expire on the Expiry Date unless terminated earlier pursuant to Article A11.0 or Article A12.0.

A4.0 FUNDS AND CARRYING OUT THE PROJECT

A4.1 **Funds Provided.** The Province will:

- (a) provide the Recipient with Funds up to the Maximum Funds for the purpose of carrying out the Project;
- (b) provide the Funds to the Recipient in accordance with the payment plan attached to the Agreement as Schedule “E”; and
- (c) deposit the Funds into an account the Recipient designates provided that the account:
 - (i) resides at a Canadian financial institution; and
 - (ii) is in the name of the Recipient.

A4.2 **Limitation on Payment of Funds.** Despite section A4.1:

- (a) the Province is not obligated to provide any Funds to the Recipient until the Recipient provides the certificates of insurance or other proof required pursuant to section A10.2;
- (b) the Province is not obligated to provide instalments of Funds until it is satisfied with the progress of the Project; and
- (c) the Province may adjust the amount of Funds it provides to the Recipient for any Funding Year based upon the Province’s assessment of the information the Recipient provides to the Province pursuant to section A7.2.

A4.3 **Use of Funds and Carry Out the Project.** The Recipient will do all of the following:

- (a) carry out the Project in accordance with the Agreement;
- (b) use the Funds only for the purpose of carrying out the Project;
- (c) spend the Funds only in accordance with the Budget;
- (d) not use the Funds to cover any cost that has been or will be funded or reimbursed by one or more of any third party, ministry, agency, or organization of the Government of Ontario.
- (e) not use funds to cover any cost that has or will be funded by the recipients regular operating or capital budget.

A4.4 **Interest-Bearing Account.** If the Province provides Funds before the Recipient's immediate need for the Funds, the Recipient will place the Funds in an interest-bearing account in the name of the Recipient at a Canadian financial institution.

A4.5 **Interest.** If the Recipient earns any interest on the Funds, the Province may do either or both of the following:

- (a) deduct an amount equal to the interest from any further instalments of Funds;
- (b) demand from the Recipient the payment of an amount equal to the interest.

A4.6 **Rebates, Credits, and Refunds.** The Province will calculate Funds based on the actual costs to the Recipient to carry out the Project, less any costs (including taxes) for which the Recipient has received, will receive, or is eligible to receive, a rebate, credit, or refund.

A5.0 RECIPIENT'S ACQUISITION OF GOODS OR SERVICES, AND DISPOSAL OF ASSETS

A5.1 **Acquisition.** If the Recipient acquires goods, services, or both with the Funds, it will do so through a process that promotes the best value for money.

A5.2 **Disposal.** The Recipient will not, without the Province's prior consent, sell, lease, or otherwise dispose of any asset purchased or created with the Funds or for which Funds were provided, the cost of which exceeded the amount as set out in Schedule "B" at the time of purchase.

A6.0 CONFLICT OF INTEREST

A6.1 Conflict of Interest Includes. For the purposes of Article A6.0, a conflict of interest includes any circumstances where:

- (a) the Recipient; or
- (b) any person who has the capacity to influence the Recipient's decisions, has outside commitments, relationships, or financial interests that could, or could be seen by a reasonable person to, interfere with the Recipient's objective, unbiased, and impartial judgment relating to the Project, the use of the Funds, or both.

A6.2 No Conflict of Interest. The Recipient will carry out the Project and use the Funds without an actual, potential, or perceived conflict of interest unless:

- (a) the Recipient:
 - (i) provides Notice to the Province disclosing the details of the actual, potential, or perceived conflict of interest; and
 - (ii) requests the consent of the Province to carry out the Project with an actual, potential, or perceived conflict of interest;
- (b) the Province provides its consent to the Recipient carrying out the Project with an actual, potential, or perceived conflict of interest; and
- (c) the Recipient complies with any terms and conditions the Province may prescribe in its consent.

A7.0 REPORTS, ACCOUNTING, AND REVIEW

A7.1 Province Includes. For the purposes of sections A7.4, A7.5 and A7.6, "Province" includes any auditor or representative the Province may identify.

A7.2 Preparation and Submission. The Recipient will:

- (a) submit to the Province at the address set out in Schedule "B" :
 - (i) all Reports in accordance with the timelines and content requirements set out in Schedule "F";
 - (ii) any other reports in accordance with any timelines and content requirements the Province may specify from time to time;

- (b) ensure that all Reports and other reports are:
 - (i) completed to the satisfaction of the Province; and
 - (ii) signed by an authorized signing officer of the Recipient.

A7.3 Record Maintenance. The Recipient will keep and maintain for a period of seven years from their creation:

- (a) all financial records (including invoices and evidence of payment) relating to the Funds or otherwise to the Project in a manner consistent with either international financial reporting standards or generally accepted accounting principles or any comparable accounting standards that apply to the Recipient; and
- (b) all non-financial records and documents relating to the Funds or otherwise to the Project.

A7.4 Records Review. The Province may, at its own expense, upon twenty-four hours' Notice to the Recipient and during normal business hours enter upon the Recipient's premises to conduct an audit or investigation of the Recipient regarding the Recipient's compliance with the Agreement, including assessing any of the following:

- (a) the truth of any of the Recipient's representations and warranties;
- (b) the progress of the Project;
- (c) the Recipient's allocation and expenditure of the Funds.

A7.5 Inspection and Removal. For the purposes of any Records Review, the Province may take one or both of the following actions:

- (a) inspect and copy any records and documents referred to in section A7.3;
- (b) remove any copies the Province makes pursuant to section A7.5(a).

A7.6 Cooperation. To assist the Province in respect of its rights provided for in section A7.5, the Recipient will cooperate with the Province by:

- (a) ensuring that the Province has access to the records and documents wherever they are located;
- (b) assisting the Province to copy records and documents;

- (c) providing to the Province, in the form the Province specifies, any information the Province identifies; and
- (d) carrying out any other activities the Province requests.

A7.7 **No Control of Records.** No provision of the Agreement will be construed to give the Province any control whatsoever over any of the Recipient's records.

A7.8 **Auditor General.** The Province's rights under Article A7.0 are in addition to any rights provided to the Auditor General pursuant to section 9.1 of the *Auditor General Act* (Ontario).

A8.0 COMMUNICATIONS REQUIREMENTS

A8.1 **Acknowledge Support.** Unless the Province directs the Recipient to do otherwise, the Recipient will in each of its Project-related publications, whether written, oral, or visual, including public announcements or communications:

- (a) acknowledge the support of the Province for the Project;
- (b) ensure that any acknowledgement is in a form and manner as the Province directs; and
- (c) indicate that the views expressed in the publication are the views of the Recipient and do not necessarily reflect those of the Province.
- (d) obtain prior written approval from the Province before using any Government of Ontario or ministry logo or symbol in any communications including press releases, published reports, radio and television programs and public or private meetings, or in any other type of promotional material, relating to the Project or this Agreement.

A8.2 **Notice of Project-Related Communications.** Unless the Province directs the Recipient to do otherwise, the Recipient will provide written notice to the Province a minimum of 14 Business Days' in advance of all Project-related publications, whether written, oral, or visual, including public announcements or communications.

A9.0 INDEMNITY

A9.1 **Indemnify.** The Recipient will indemnify and hold harmless the Indemnified Parties from and against any Loss and any Proceeding, unless solely caused by the gross negligence or wilful misconduct of the Indemnified Parties.

A10.0 INSURANCE

A10.1 Insurance. The Recipient represents, warrants, and covenants that it has, and will maintain, at its own cost and expense, with insurers having a secure A.M. Best rating of B+ or greater, or the equivalent, all the necessary and appropriate insurance that a prudent person carrying out a project similar to the Project would maintain, including commercial general liability insurance on an occurrence basis for third party bodily injury, personal injury, and property damage, to an inclusive limit of not less than the amount set out in Schedule “B” per occurrence, which commercial general liability insurance policy will include the following:

- (a) the Indemnified Parties as additional insureds with respect to liability arising in the course of performance of the Recipient’s obligations under, or otherwise in connection with, the Agreement;
- (b) a cross-liability clause;
- (c) contractual liability coverage; and
- (d) at least 30 days’ written notice of cancellation.

A10.2 Proof of Insurance. The Recipient will:

- (a) provide to the Province, either:
 - (i) certificates of insurance that confirm the insurance coverage required by section A10.1; or
 - (ii) other proof that confirms the insurance coverage required by section A10.1; and
- (b) in the event of a Proceeding, and upon the Province’s request, the Recipient will provide to the Province a copy of any of the Recipient’s insurance policies that relate to the Project or otherwise to the Agreement, or both.

A11.0 TERMINATION ON NOTICE

A11.1 Termination on Notice. The Province may terminate the Agreement at any time without liability, penalty, or costs upon giving 30 days’ Notice to the Recipient.

A11.2 Consequences of Termination on Notice by the Province. If the Province terminates the Agreement pursuant to section A11.1, the Province may take one or more of the following actions:

- (a) cancel further instalments of Funds;
- (b) demand from the Recipient the payment of any Funds remaining in the possession or under the control of the Recipient; and
- (c) determine the reasonable costs for the Recipient to wind down the Project, and do either or both of the following:
 - (i) permit the Recipient to offset such costs against the amount the Recipient owes pursuant to section A11.2(b); and
 - (ii) subject to section A4.1(a), provide Funds to the Recipient to cover such costs.

A12.0 EVENT OF DEFAULT, CORRECTIVE ACTION, AND TERMINATION FOR DEFAULT

A12.1 Events of Default. Each of the following events will constitute an Event of Default:

- (a) in the opinion of the Province, the Recipient breaches any representation, warranty, covenant, or other term of the Agreement, including failing to do any of the following in accordance with the terms and conditions of the Agreement:
 - (i) carry out the Project;
 - (ii) use or spend Funds; or
 - (iii) provide, in accordance with section A7.2, Reports or such other reports as the Province may have requested pursuant to section A7.2(a)(ii);
- (b) the Recipient's operations, its financial condition, its organizational structure or its control changes such that it no longer meets one or more of the eligibility requirements of the program under which the Province provides the Funds;
- (c) the Recipient makes an assignment, proposal, compromise, or arrangement for the benefit of creditors, or a creditor makes an application for an order adjudging the Recipient bankrupt, or applies for the appointment of a receiver;
- (d) the Recipient ceases to operate.

A12.2 **Consequences of Events of Default and Corrective Action.** If an Event of Default occurs, the Province may, at any time, take one or more of the following actions:

- (a) initiate any action the Province considers necessary in order to facilitate the successful continuation or completion of the Project;
- (b) provide the Recipient with an opportunity to remedy the Event of Default;
- (c) suspend the payment of Funds for such period as the Province determines appropriate;
- (d) reduce the amount of the Funds;
- (e) cancel further instalments of Funds;
- (f) demand from the Recipient the payment of any Funds remaining in the possession or under the control of the Recipient;
- (g) demand from the Recipient the payment of an amount equal to any Funds the Recipient used, but did not use in accordance with the Agreement;
- (h) demand from the Recipient the payment of an amount equal to any Funds the Province provided to the Recipient;
- (i) demand from the Recipient the payment of an amount equal to the costs the Province incurred or incurs to enforce its rights under the Agreement, including the costs of any Records Review and the costs it incurs to collect any amounts the Recipient owes to the Province; and
- (j) upon giving Notice to the Recipient, terminate the Agreement at any time, including immediately, without liability, penalty or costs to the Province.

A12.3 **Opportunity to Remedy.** If, pursuant to section A12.2(b), the Province provides the Recipient with an opportunity to remedy the Event of Default, the Province will give Notice to the Recipient of:

- (a) the particulars of the Event of Default; and
- (b) the Notice Period.

A12.4 **Recipient not Remediating.** If the Province provides the Recipient with an opportunity to remedy the Event of Default pursuant to section A12.2(b), and:

- (a) the Recipient does not remedy the Event of Default within the Notice Period;
- (b) it becomes apparent to the Province that the Recipient cannot completely remedy the Event of Default within the Notice Period; or
- (c) the Recipient is not proceeding to remedy the Event of Default in a way that is satisfactory to the Province,

the Province may extend the Notice Period, or initiate any one or more of the actions provided for in sections A12.2(a), (c), (d), (e), (f), (g), (h), (i) and (j).

A12.5 When Termination Effective. Termination under Article A12.0 will take effect as provided for in the Notice.

A13.0 FUNDS AT THE END OF A FUNDING YEAR

A13.1 Funds at the End of a Funding Year. Without limiting any rights of the Province under Article A12.0, if, by the end of a Funding Year, the Recipient has not spent all of the Funds allocated for that Funding Year as provided for in the Budget, the Province may take one or both of the following actions:

- (a) **demand from the Recipient payment of the unspent Funds;**
- (b) **adjust the amount of any further instalments of Funds accordingly.**

A14.0 FUNDS UPON EXPIRY

A14.1 Funds Upon Expiry. Upon expiry of the Agreement, the Recipient will pay to the Province any Funds remaining in its possession, under its control, or both.

A15.0 DEBT DUE AND PAYMENT

A15.1 Payment of Overpayment. If at any time the Province provides Funds in excess of the amount to which the Recipient is entitled under the Agreement, the Province may:

- (a) deduct an amount equal to the excess Funds from any further instalments of Funds; or
- (b) demand that the Recipient pay to the Province an amount equal to the excess Funds.

A15.2 Debt Due. If, pursuant to the Agreement:

- (a) the Province demands from the Recipient the payment of any Funds, an

amount equal to any Funds or any other amounts owing under the Agreement; or

- (b) the Recipient owes to the Province any Funds, an amount equal to any Funds or any other amounts owing under the Agreement, whether or not the Province has demanded their payment,

such amounts will be deemed to be debts due and owing to the Province by the Recipient, and the Recipient will pay the amounts to the Province immediately, unless the Province directs otherwise.

A15.3 Interest Rate. The Province may charge the Recipient interest on any money owing to the Province by the Recipient under the Agreement at the then current interest rate charged by the Province of Ontario on accounts receivable.

A15.4 Payment of Money to Province. The Recipient will pay any money owing to the Province by cheque payable to the "Ontario Minister of Finance" and delivered to the Province at the address set out in Schedule "B".

A15.5 Fails to Pay. Without limiting the application of section 43 of the *Financial Administration Act* (Ontario), if the Recipient fails to pay any amount owing under the Agreement, His Majesty the King in right of Ontario may deduct any unpaid amount from any money payable to the Recipient by His Majesty the King in right of Ontario.

A16.0 NOTICE

A16.1 Notice in Writing and Addressed. Notice will be:

- (a) in writing;
- (b) delivered by email, postage-prepaid mail, personal delivery, courier or fax; and
- (c) addressed to the Province or the Recipient as set out in Schedule "B", or as either Party later designates to the other by Notice.

A16.2 Notice Given. Notice will be deemed to have been given:

- (a) in the case of postage-prepaid mail, five Business Days after the Notice is mailed; or
- (b) in the case of fax, one Business Day after the Notice is delivered; and
- (c) in the case of email, personal delivery or courier on the date on which the Notice is delivered.

A16.3 **Postal Disruption.** Despite section A16.2(a), in the event of a postal disruption:

- (a) Notice by postage-prepaid mail will not be deemed to be given; and
- (b) the Party giving Notice will give Notice by email, personal delivery, courier or fax.

A17.0 CONSENT BY PROVINCE AND COMPLIANCE BY RECIPIENT

A17.1 **Consent.** When the Province provides its consent pursuant to the Agreement:

- (a) it will do so by Notice;
- (b) it may attach any terms and conditions to the consent; and
- (c) the Recipient may rely on the consent only if the Recipient complies with any terms and conditions the Province may have attached to the consent.

A18.0 SEVERABILITY OF PROVISIONS

A18.1 **Invalidity or Unenforceability of Any Provision.** The invalidity or unenforceability of any provision of the Agreement will not affect the validity or enforceability of any other provision of the Agreement.

A19.0 WAIVER

A19.1 **Condonation not a waiver.** Failure or delay by the either Party to exercise any of its rights, powers or remedies under the Agreement will not constitute a waiver of those rights, powers or remedies and the obligations of the Parties with respect to such rights, powers or remedies will continue in full force and effect.

A19.2 **Waiver.** Either Party may waive any of its rights, powers or remedies under the Agreement by providing Notice to the other Party. A waiver will apply only to the specific rights, powers or remedies identified in the Notice and the Party providing the waiver may attach terms and conditions to the waiver.

A20.0 INDEPENDENT PARTIES

A20.1 **Parties Independent.** The Recipient is not an agent, joint venturer, partner, or employee of the Province, and the Recipient will not represent itself in any way that might be taken by a reasonable person to suggest that it is or take any actions that could establish or imply such a relationship.

A21.0 ASSIGNMENT OF AGREEMENT OR FUNDS

A21.1 **No Assignment.** The Recipient will not, without the prior written consent of the Province, assign any of its rights or obligations under the Agreement.

A21.2 **Agreement Binding.** All rights and obligations contained in the Agreement will extend to and be binding on:

- (a) the Recipient's heirs, executors, administrators, successors, and permitted assigns; and
- (b) the successors to His Majesty the King in right of Ontario.

A22.0 GOVERNING LAW

A22.1 **Governing Law.** The Agreement and the rights, obligations, and relations of the Parties will be governed by and construed in accordance with the laws of the Province of Ontario and the applicable federal laws of Canada. Any actions or proceedings arising in connection with the Agreement will be conducted in the courts of Ontario, which will have exclusive jurisdiction over such proceedings.

A23.0 FURTHER ASSURANCES

A23.1 **Agreement into Effect.** The Recipient will:

- (a) provide such further assurances as the Province may request from time to time with respect to any matter to which the Agreement pertains; and
- (b) do or cause to be done all acts or things necessary to implement and carry into effect the terms and conditions of the Agreement to their full extent.

A24.0 JOINT AND SEVERAL LIABILITY

A24.1 **Joint and Several Liability.** Where the Recipient comprises more than one entity, each entity will be jointly and severally liable to the Province for the fulfillment of the obligations of the Recipient under the Agreement.

A25.0 RIGHTS AND REMEDIES CUMULATIVE

A25.1 **Rights and Remedies Cumulative.** The rights and remedies of the Province under the Agreement are cumulative and are in addition to, and not in substitution for, any of its rights and remedies provided by law or in equity.

A26.0 FAILURE TO COMPLY WITH OTHER AGREEMENTS

A26.1 **Other Agreements.** If the Recipient:

- (a) has failed to comply with any term, condition, or obligation under any other agreement with His Majesty the King in right of Ontario or one of Her agencies (a “Failure”);
- (b) has been provided with notice of such Failure in accordance with the requirements of such other agreement;
- (c) has, if applicable, failed to rectify such Failure in accordance with the requirements of such other agreement; and
- (d) such Failure is continuing,

the Province may suspend the payment of Funds for such period as the Province determines appropriate.

A27.0 SURVIVAL

A27.1 **Survival.** The following Articles and sections, and all applicable cross-referenced Articles, sections and schedules, will continue in full force and effect for a period of seven years from the date of expiry or termination of the Agreement: Article 1.0, Article 2.0, Article A1.0 and any other applicable definitions, section A2.1(a), sections A4.4, A4.5, A4.6, section A5.2, section A7.1, section A7.2 (to the extent that the Recipient has not provided the Reports or other reports as the Province may have requested and to the satisfaction of the Province), sections A7.3, A7.4, A7.5, A7.6, A7.7, A7.8, Article A8.0, Article A9.0, section A11.2, section A12.1, sections A12.2(d), (e), (f), (g), (h), (i) and (j), Article A13.0, Article A14.0, Article A15.0, Article A16.0, Article A18.0, section A21.2, Article A22.0, Article A24.0, Article A25.0 and Article A27.0.

END OF GENERAL TERMS AND CONDITIONS

SCHEDULE “B”
PROJECT SPECIFIC INFORMATION AND ADDITIONAL PROVISIONS

Maximum Funds	\$
Expiry Date	March 31, 2025
Amount for the purposes of section A5.2 (Disposal) of Schedule “A”	\$ 5,000.00
Insurance	\$ 2,000,000
Contact information for the purposes of Notice to the Province	<p>Name: Program Development & Analytics Unit, Office of the Fire Marshal, Public Safety Division Ministry of the Solicitor General</p> <p>Attention: Katrina Nedeljkovich, Operations Manager</p> <p>Address: 2284 Nursery Road, Midhurst, ON, L0L 1N0</p> <p>Phone: 705-305-4595</p> <p>Email: Katrina.nedeljkovich@Ontario.ca / OFMGrants@Ontario.ca</p>
Contact information for the purposes of Notice to the Recipient	<p>Position:</p> <p>Address:</p> <p>Fax:</p> <p>Email:</p>
Contact information for the senior financial person in the Recipient organization (e.g., CFO, CAO) – to respond as required to requests from the Province related to the Agreement	<p>Position:</p> <p>Address:</p> <p>Fax:</p> <p>Email:</p>

Additional Provisions:

None

SCHEDULE “C” PROJECT

The Ministry of the Solicitor General, Office of the Fire Marshal received Treasury Board (TB) approval for \$30.0M grant over 3 years in funding to support the municipal fire service in acquiring critical equipment and other needs (health and safety, minor infrastructure and specialized tools) to improve and enhance the level of fire protection service being provided. These approved funds are provided through what is known as the Fire Protection Grant.

Year one of the Fire Protection Grant focuses on firefighter health and safety (specifically cancer prevention measures) and minor infrastructure updates. These themes were chosen based on feedback from fire stakeholders across Ontario about the challenges and risks firefighters face in performing their duties.

The Ministry has identified four categories of eligibility:

- Cancer Prevention – Equipment (such as exhaust extraction systems in the fire station or washing machines for firefighting gear to remove contaminants, etc.)
- Cancer Prevention - Personal Protective Equipment (such as facepieces, balaclavas, etc.)
- Cancer Prevention – Minor Infrastructure (such as showers in the fire station, etc.)
- Technology – Minor Infrastructure (such as bringing internet to fire stations that do not currently have access to improve connectivity and training opportunities, etc.)

The grant application window opened on July 23, 2024 and closed September 5, 2024.

SCHEDULE "D" **BUDGET**

Funding will be provided to the
upon execution of this Agreement.

Funding will be provided to the
explicitly for the purchase of one, or a combination of, the items prescribed within the
listed summary in Schedule "C". Copies of all invoices and receipts for said items will
be provided to the Office of The Fire Marshal as part of the Report Back described in
Schedule "F" that forms part of this agreement.

The funds must be committed to the project as approved by March 31st, 2025.
Subsequently, the funds must be spent by the municipality by the end of Provincial
Financial Quarter Three (Q3) (December 31, 2025).

SCHEDULE “E” PAYMENT PLAN

E.1 MAXIMUM FUNDS

The Maximum Funds to be provided by the Province to the Recipient under this Agreement is set out in Schedule “B”.

E.2 PAYMENT SCHEDULE

The Funds will be provided to the Recipient for the Funding Year subject to the Agreement having been signed by the Province.

SCHEDULE "F" REPORTS

As a condition of the Fire Protection Grant, a report back to the Office of the Fire Marshal must be received by the end of Provincial Financial Quarter, Q3, to outline how the grant was utilized and the benefit(s) seen at the department level.

As part of the report back the municipality will provide copies of all invoices and receipts for the items purchased for the approved project(s) as noted in Schedule C.



REPORT FIN-2025-001

TO: Mayor and Members of Council

PREPARED BY: Annette McCallum, Taxation and Revenue Coordinator

PRESENTED BY: Mary Hasan, Director of Finance/Treasurer

MEETING DATE: January 22, 2025

SUBJECT: 2025 Interim Property Tax Levy and Due Dates

RECOMMENDATIONS

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

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

Purpose

Section 317 of the Municipal Act allows a municipality to pass a by-law to provide for the levying and collection of interim taxes. The purpose of this report is to recommend that Council enact a by-law to provide for the levy and collection of the 2025 interim tax levy.

Background

The levying of an interim tax bill allows for a municipality to raise funds to meet its obligations until the final tax rates are set, including the mandated tax levy payments to the County of Wellington (County) and the local school boards.

Section 317 of the Municipal Act provides that municipalities have the ability to pass a by-law to levy interim taxes in an amount not exceeding 50% of the previous year's total taxes. The total taxes for the previous year include the Township, County and Education portions.

Consistent with the Township's practice in previous years, the 2025 interim tax levy will be payable in two installments. Interim property taxes are billed at 50% of the previous year's levy and are due in two installments: Friday February 28, 2025 and Wednesday April 30, 2025. The

amount of the interim tax bill will be deducted from each property's final tax bill in the calculation of the final amount due for 2025.

In accordance with Section 317(3) of the Municipal Act, if any taxes levied on a property were for only part of 2024 due to an addition to the tax collector's roll in 2024, the 2024 taxes will be annualized and the 2025 interim levy amount will be based on the annualized taxes.

Section 342(b) of the Municipal Act allows for alternative instalment due dates to spread the payment of taxes more evenly over the year. This applies to Township taxpayers on the eleven-month pre-authorized automatic withdrawal plan. The pre-authorized payment plans shall be penalty free as long as the taxpayer is in good standing with the terms of the plan.

The final tax rates for 2025 will be calculated after the Township, County and Education finalize the 2025 budget. The Final 2025 property tax bill will include the total taxes levied for the Township, County and Education portions less the 2025 interim billing.

Financial Implications

The Township remits property tax levy payments to the County and the School Boards on the last business day of March, June and September. The final tax levy remittance to the County and the School Boards occurs on December 15th.

The amounts due to the County and School Boards must be paid according to the predetermined schedule, regardless of when the actual property taxes are collected by the Township.

Applicable Legislation and Requirements

Sections 317 and 342 of the Municipal Act

Engagement Opportunities

Information regarding the 2025 Interim Property Tax Levy and Due Dates is posted on the Township's website on the Property Taxes Page on [Puslinch.ca](https://puslinch.ca).

Attachments

None

Respectfully submitted:

Reviewed by:

Annette McCallum
Taxation and Revenue Coordinator

Mary Hasan
Director of Finance/Treasurer



January 13, 2025

The Corporation of the Township of Puslinch
7404 Wellington Road 34
Puslinch, ON
N0B 2J0

Dear Members of Council:

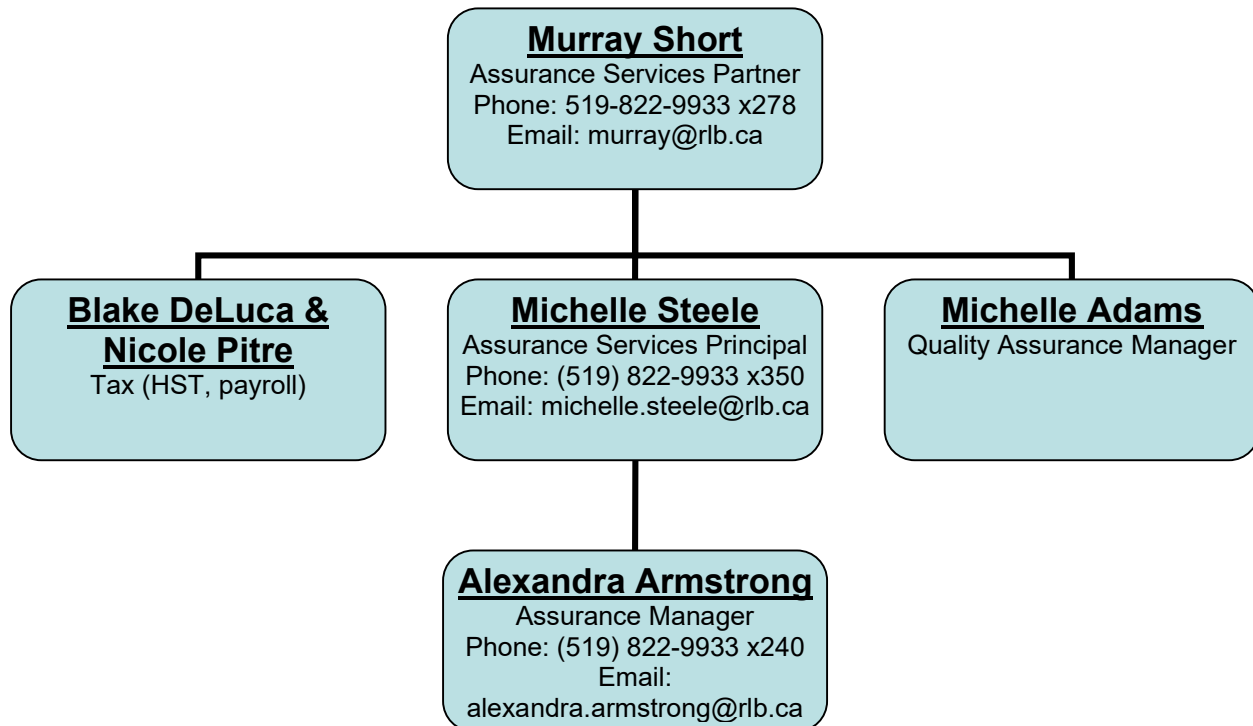
Thank you for appointing RLB LLP as auditors of The Corporation of the Township of Puslinch for the year ended December 31, 2024. The purpose of this letter is to communicate our 2024 audit plan for The Corporation of the Township of Puslinch and to ensure that management and Council are aware of the following:

- Objectives and scope of our audit
- Planned approach for the 2024 financial statement audit
- Update on issues that may impact the audit in current and future years
- Areas of emphasis

RLB LLP's Objective and Scope of our Audit

- Obtain reasonable assurance that the financial statements are free of material misstatement.
- Evaluate the fairness of presentation of the financial statements in conformity with accounting standards established by the Chartered Professional Accountants of Canada.
- Report to management and Council:
 - Significant internal control weaknesses,
 - Matters required under Canadian Auditing Standards,
 - Matters we believe should be brought to your attention.

RLB LLP's Assurance Service Team



Financial Reporting Responsibilities

Council

- Set strategic objectives
- Provide effective corporate governance
- Ensure accurate financial reporting and sound internal controls
- Review performance measures

Management

- Maintain cost-effective internal control environment
- Provide timely and accurate disclosure of financial results
- Report results on a fair and consistent basis
- Exercise care in establishing accounting estimates
- Apply appropriate accounting principles

RLB LLP

- Perform cost-effective audits
- Review the effectiveness and reliability of key internal controls
- Assess accounting principles, estimates and financial disclosures
- Provide year end reporting to Council
- Audit report on the financial statements

Management Deliverables

- Prepare required information as agreed with RLB LLP to be able to perform the audit
- Provide documentation and support for accounting used by management for all significant or unusual transactions and estimates
- Identify related parties, if applicable
- Prepare and file Financial Information Return
- Provide representation letter

RLB LLP Deliverables

- Communicate with management and Council to review audit plan
- Review financial statements and management letter findings with management and Council
- Provide audit opinion on financial statements
- Report to Council as required under CAS 260, 265 and 580
- Seek pre-approval from management or Council for all additional services

Audit Approach

- Examine accounting systems and controls for all significant transaction cycles
- Adopt a control reliance strategy where appropriate to increase audit efficiency
 - Taxation revenue, cash receipts, taxes receivable
 - Purchases, disbursements, payables
 - Payroll
 - General computer controls
- Substantive testing of year end balances including grant revenue and receivables
- Search for unrecorded liabilities
- Independence reporting

Audit Timeline

Interim Audit Testing	January 27, 2025
Communication of Audit Plan to Management	January 13, 2025
Communication of Audit Plan to Council	January 22, 2025
Year-end Testing	February 18 – 21, 2025
Reporting to Council	March 26, 2025
Issuance of Audit Report and Financial Statements	To follow Council approval

Annual Inquiry Related to the Risk of Fraud

Please consider the following questions to help determine the specific risks of fraud and error with the municipality. We will provide the annual representation letter for signature by management with the audited Financial Statements, where representation will be made regarding the assessment of fraud at the municipality.

- Are you aware of any instances of fraud perpetrated against the municipality by any of its employees, management, or Council?
- Are you aware of any instances of fraud perpetrated by the municipality against creditors, suppliers, lenders, investors, funders, government agencies, or any other business associates?
- Do you believe there is a high level of risk of fraud being perpetrated against or by the municipality – specifically, which risks are classified as the highest risk, and what specifically is management or those charged with governance doing to mitigate these risks?
- Has Council made an assessment of the entity's susceptibility to fraud?
- Does management have a process for identifying and responding to fraud risk factors?

If you have any information to report to us on the above, please contact Murray Short or Michelle Steele at 519-822-9933.

New Public Sector Accounting Standards

These are effective for fiscal 2024, but no significant impact is anticipated:

- PS 3400: Revenue – describes how to account for and report on revenue and specifically differentiates between revenue arising from transactions including and excluding performance obligations.
- PSG-8: Purchased Intangibles – describes the scope of intangibles that are now allowed to be recognized in the financial statements.
- PS 3160: Public private partnerships – establishes standards for the recognition, measurement, presentation, and disclosure for public private partnership arrangements.

These are effective for fiscal years beginning on or after April 1, 2026:

- The Conceptual Framework for Financial Reporting in the Public Sector – defines a conceptual framework and provides additional guidance on the role of financial statements and the objectives of financial reporting.
- PS 1202: Financial Statement Presentation – sets out general and specific requirements for the presentation of information in the financial statements including the identification of financial and non-financial liabilities.

2024 Audit Plan: Materiality

When establishing the overall audit strategy, materiality is determined for assessing the risks of material misstatement and determining the nature, timing and extent of further audit procedures.

- Planning Materiality - \$260,000
- Materiality
 - Professional judgment that is made in the context of our knowledge, assessment of risk and reporting requirements
 - The materiality amount impacts the extent of the scope of work we perform, as it is based on high- and low-risk scope levels, which are determined as a percentage of materiality (other testing is done on a random sampling basis and is not affected by materiality)
 - Materiality is based on 0.5-1% of total prior year assets
 - We will review all errors in excess of 2% of materiality

Areas of Emphasis

- Taxation revenue and receivables - collectability
- Grant revenue and receivables - completeness and existence
- Operating expenses - completeness and existence
- Tangible capital assets - completeness, existence and valuation
- Reserve, reserve funds and amounts set aside by Council - completeness and existence

If you have any questions about these or other matters relating to any of our professional services, we would be pleased to discuss them further with you.

Yours truly,

RLB LLP

Per:



Murray Short, MBA, CPA, CA, C. Dir.
Engagement Partner



REPORT ADM-2025-001

TO: Mayor and Members of Council

PREPARED BY: Laura Emery, Communications & Committee Coordinator

PRESENTED BY: Laura Emery, Communications & Committee Coordinator

MEETING DATE: January 22, 2025

SUBJECT: Designation of 2024 Priority Properties

RECOMMENDATION

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

That Council affirm its decision to designate the following properties 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 Arkeil 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:

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.**

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.

Purpose

The purpose of this report is to provide the aforementioned designation by-laws for Council's consideration and adoption in accordance with Section 29 of that *Ontario Heritage Act, R.S.O. 1990, c. O.18* where no objections were received in accordance with Council's direction at its October 9, 2024 Council Meeting.

Background

On October 9, 2024, Council stated its intention to designate 23 properties through Council Resolution No. 2024-336 and Resolution No. 2024-337 as follows:

Resolution No. 2024-336:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report ADM-2024-047 entitled 2024 Priority Properties Intention to Designate be received for information; and

That the Council of the Township of Puslinch state an intention to designate the following properties pursuant to Section 29 (Part IV) of the Ontario Heritage Act, 1990 (the Act):

(Municipally known as)

- 1. 4855 Pioneer Trail;**
- 2. 4856 Sideroad 10 North;**
- 3. 6981 Concession 4;**
- 4. 4556 Sideroad 20 North;**
- 5. 6714 Concession 1**
- 6. 6592 Concession 1;**
- 7. 7098 Concession 1;**
- 8. 69 Queen Street;**
- 9. 56 Queen Street;**
- 10. 6 Victoria Street;**
- 11. 4162 Highway 6;**
- 12. 7618 Leslie Road West;**
- 13. 8 Brock Road North;**

- 14. 4347 Concession 11;
- 15. 7839 Wellington Road 34;
- 16. 4217-4223 Watson Road South;
- 17. 7551 Maltby Road East;
- 18. 4677 Watson Road South;
- 20. 483 Arkell Road;
- 21. 43 McClintock Drive;
- 22. 32 Brock Road North;
- 23. 4492 Watson Road South;

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

Where no objections are received within the prescribed time period, that staff be directed to prepare and provide designation by-laws for Council's consideration and enactment; and,

Where objections are received within the prescribed time period, that staff shall prepare a report for Council's consideration whether to or not to withdraw the notice of intention to designate the property within 90 days after the end of the 30 day objection period.

CARRIED

Resolution No. 2024-336:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That the Council of the Township of Puslinch state an intention to designate the following properties pursuant to Section 29 (Part IV) of the Ontario Heritage Act, 1990 (the Act):

- 19. 4726 Watson Road South;

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

Where no objections are received within the prescribed time period, that staff be directed to prepare and provide designation by-laws for Council's consideration and enactment; and,

Where objections are received within the prescribed time period, that staff shall prepare a report for Council's consideration whether to or not to withdraw the notice of intention to designate the property within 90 days after the end of the 30 day objection period.

CARRIED

Options for Council regarding designation

Option 1 (Recommended)

Council may determine to affirm its decision to proceed with the designation process for the designation of the aforementioned properties and adopt each of the designation by-laws as presented. Should Council proceed with this option, the Municipal Clerk will, in accordance with Section 29(8)3., shall serve to the property owner, the Trust and any person who objected under subsection (5) a notice advising that any person who objects to the by-law may appeal to the Tribunal by giving the clerk of the municipality, within 30 days after the date of publication under paragraph 4, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal and a copy of the by-law. Further, the Municipal Clerk will publish the notice in accordance with the Township's Ontario Heritage Act Alternative Notice Policy.

Option 2

Council may determine to withdraw its notice of intention to designate the property, pursuant to subsection 29 (7) of the Ontario Heritage Act. Should Council proceed with this option, the Municipal Clerk will issue a notice of withdrawal to the property owner, Ontario Heritage Trust and publish the notice in accordance with the Township's Ontario Heritage Act Alternative Notice Policy. Staff are not recommending the withdrawal of the notice of intention to designate for any of the aforementioned properties.

Financial Implications

There are legal fees associated with the review and registration of the designation by-laws. These fees are paid for by the Township.

Applicable Legislation and Requirements

Ontario Heritage Act, R.S.O. 1990, c. O.18

Attachments

Schedule 'A' - BL2025-005 Designation By-law for the property municipally known as 4855 Pioneer Trail.;

Schedule 'B' - BL2025-006 Designation By-Law for the property municipally known as 4856 Sideroad 10 North.;

Schedule 'C' - BL2025-007 Designation By-law for the property municipally known as 6981 Concession 4.;

Schedule 'D' - BL2025-008 Designation By-law for the property municipally known as 4556 Sideroad 20 North.;

Schedule 'E' - BL2025-009 Designation By-law for the property municipally known as 6592 Concession 1.;

Schedule 'F' - BL2025-010 Designation By-law for the property municipally known as 7098 Concession 1.;

Schedule 'G' - BL2025-011 Designation By-law for the property municipally known as 69 Queen Street.;

Schedule 'H' - BL2025-012 Designation By-law for the property municipally known as 56 Queen Street.;

Schedule 'I' - BL2025-013 Designation By-law for the property municipally known as 6 Victoria Street.;

Schedule 'J' - BL2025-014 Designation By-law for the property municipally known as 4162 Highway 6.;

Schedule 'K' - BL2025-015 Designation By-law for the property municipally known as 7618 Leslie Road West.;

Schedule 'L' - BL2025-016 Designation By-law for property municipally known as 8 Brock Road North.;

Schedule 'M' - BL2025-017 Designation By-law for the property municipally known as 4347 Concession 11.;

Schedule 'N' - BL2025-018 Designation By-law for the property municipally known as 7839 Wellington Road 34.;

Schedule 'O' - BL2025-019 Designation By-law for the property municipally known as 4217-4223 Watson Road South.;

Schedule 'P' - BL2025-020 Designation By-law for the property municipally known as 7751 Maltby Road East.;

Schedule 'Q' - BL2025-021 Designation By-law for the property municipally known as 4677 Watson Road South.;

Schedule 'R' - BL2025-022 Designation By-law for the property municipally known as 4726 Watson Road South.;

Schedule 'S' - BL2025-023 Designation By-law for the property municipally known as 483 Arkell Road.;

Schedule 'T' - BL2025-024 Designation By-law for the property municipally known as 43 McClintock Drive.;

Schedule 'U' - BL2025-025 Designation By-law for the property municipally known as 32 Brock Road North.

Respectfully submitted,

Reviewed by:

Laura Emery,
Communications & Committee
Coordinator

Justine Brotherston,
Interim Municipal Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 005-2025

Being a by-law to authorize the designation of real property located at 4855 Pioneer Trail, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 4855 Pioneer Trail, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 4855 Pioneer Trail, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 005-2025

4855 Pioneer Trail,
Puslinch

PIN: 71214-0213

Legal Description: PT LT 13 CON 5 PUSLINCH, DESIGNATED AS PT 1 PL 61R20571;
TOWNSHIP OF PUSLINCH

DRAFT

Schedule "B"
To
By-law Number 005-2025

4855 Pioneer Trail,
Puslinch

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

The property located at 4855 Pioneer Trail, Township of Puslinch meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

The property retains cultural heritage value in its fine Italianate domestic architecture, in its historical association with a significant individual, with Scottish settlement in Puslinch Township, and with the Puslinch Farmer's Club and its mission to advance agricultural education in Puslinch Township. Contextually, the property is situated within an area of other manor-type farmhouses owned by gentleman farmers who significantly promoted and advanced agricultural education, innovation and efficiency in the Township.

Design Value:

Built by James Anderson, c. 1865 and named "Springfield Farm", the property is a singular example of a two-storey yellow brick manor-type farmhouse constructed in the Italianate style, and the foremost example of Italianate residential architecture in brick in the Township. Italianate architecture incorporates picturesque details, projected bays or towers and ornamented alterations to Georgian and Neoclassic design. Such details included in this property are a symmetrical five-bay Neoclassical facade with a low-hip roof and wide eaves. A central two-storey projected bay has an entrance porch (replacement of original porch) on the lower storey and paired arched windows on the second storey under a gable, also features of Italianate architecture. The facade features tall rectangular windows on both storeys with brick label stops. The yellow brick construction is notably early for the Township and the bricks were likely sourced from the Morrison brickyard. A one-and-one-half storey end gabled kitchen tail in yellow brick, perpendicular to the main part of the property, extends at the rear of the building.

Historical/ Associative Value:

In 1861, James Anderson from Ayrshire, Scotland, purchased the property. After his marriage to Margaret Smart in 1862, he erected the large yellow brick Italianate manor-type farmhouse. Anderson named his extensive and productive agricultural property "Springfield Farm." A founder of the Puslinch Farmer's Club, Anderson significantly promoted and advanced agricultural education, innovation and efficiency for farmers in the Township in the mid to late nineteenth century.

Contextual Value:

Sited on a hill overlooking the Speed River, the property is located adjacent to other manor-type farmhouses built by gentleman farmers who were colleagues of James Anderson in the Puslinch Farmer's Club.

Description of Heritage Attributes:

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 4855 Pioneer Trail:

James Anderson House:

- Original/extant fenestration for windows and doors
- Extant 6/6 mullioned rectangular windows, arched windows and doors.
- Brick exterior front and side facades
- Brickwork drip molds over windows.
- Height, scale, and massing of two-storey Italianate primary structure.

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 006-2025

Being a by-law to authorize the designation of real property located at 4856 Sideroad 10 North, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 4856 Sideroad 10 North, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 4856 Sideroad 10 North, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 006-2025

4856 Sideroad 10 North,
Puslinch

PIN: 71213-0071

Legal Description: PT ROAD ALLOWANCE BETWEEN TWPS OF GUELPH & PUSLINCH
CLOSED BY UNREGISTERED BYLAWA 344 & 301, DES PT 2, 61R6065; AND PT LOTS 9 &
10

DRAFT

Schedule "B"
To
By-law Number 006-2025

4856 Sideroad 10 North,
Puslinch

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF
HERITAGE ATTRIBUTES**

The property located at 4856 Sideroad 10 North, Puslinch, meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

This property, built c. 1848 has highly significant cultural heritage value retained in the residence, barns, and landscape. Its design value lies in its very early and grand Neoclassic residence built in a frontier environment. It is associated with Thomas Saunders, and William Sorby, prominent gentleman farmers who promoted agricultural technology and education in the Township. The property also has a very complex social history of national significance. In addition to its farming purposes, the property has served as a rehabilitation centre for the World War 1 veterans, an agricultural training school for British youth, and a summer camp for World War 1 orphans. Contextually, the property is historically adjacent to manor farms built by other gentleman farmers who promoted agricultural education, improvement and invention, and is a landmark.

Design Value

The property's residence c. 1846 is an outstanding example of an early three-storey Neoclassic house rendered in large ashlar limestone, presently covered with roughcast plaster. The front of the residence is two storeys and the slope of the site and raised basement have created a third storey elevation at the rear of the building. This residence is the earliest example of Neoclassic architecture in Puslinch and one of the earliest extant stone properties in the Township. A model of the style, this Neoclassical residence has symmetry, simplicity of form and a formal system of proportion. The three bay front facade has a centred entranceway under a wood Greek portico, and has five large and proportionally vertical window fenestrations with stone sills, located symmetrically one to each side of the entrance and three on the second storey. The rear elevation has four windows placed symmetrically across each of the three stories. The hip roof has a front and rear centred low gable, added later in the Italianate style. Under these gables is a single ocular window. A hipped-roofed single storey wing (two-storey at the rear) at the side of the main building has similar, symmetrical, fenestrations of two windows on the front facade, and two on the upper part of the rear facade with a window and entrance on the lower level.

Historical/ Associative Value

The property, built on Lots 9 and 10 on Concession 5, originally belonged to Roland Wingfield. Col. Thomas Saunders, from Buckinghamshire, purchased the property in the 1840s and replaced the original log residence with his Neoclassic stone residence in 1846. He called his farm, "Woodlands." Saunders was a "Gentleman" farmer, president of the Puslinch Agricultural Society and the Wellington County Agricultural Society, and livestock breeder. He was also a colonel of the militia for the counties of Wellington, Waterloo and Grey, crown prosecutor, and Clerk of the Peace for Wellington from 1840 until his death.

Between 1863 and 1864, Walter Sorby bought the farm from Saunders and subsequently built a substantial horse barn and a woodworking shop for himself and his three carpenter sons. After Walter's passing in 1890, the farm passed into the ownership of his son, Oswald. Oswald used the farm for animal raising and the importation and sale of valuable horses, particularly Clydesdales.

In 1923 the property developed provincial and national significance as a rehabilitation/retraining centre for injured soldiers returning from the battlegrounds of World War I. The Province of Ontario purchased the property for this purpose and renamed it “Vimy Ridge Farm,” after the battle of Vimy Ridge where the Canadian Expeditionary Force defeated the three divisions of the German Army in 1917. Vimy Ridge became a symbol of national achievement and sacrifice. The farm was also used as a summer camp for war orphans in 1924. From that time forward to 1932, under the British Government’s “Empire Settlement Act” (1922), Vimy Ridge Farm served as an agricultural training centre in an attempt to provide workers from Britain and her colonies needed for Canada’s farms. Boys were trained in farming methods at the farm, provided room and board and subsequently were hired out to farmers.

Contextual Value:

The property remains as the material evidence of the architectural and agricultural initiatives of the nineteenth and twentieth centuries. Additionally, the property is considered a landmark for the area and has a physical proximity to the Anderson and Buchanan farms owned likewise by Gentleman farmers, active in the agricultural societies. Nationally, hundreds of Canadian families trace their heritage to Vimy Ridge Farm as their first residence in Canada.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 4856 Sideroad 10 North:

Thomas Saunders House/Vimy Ridge:

- All original door and window openings, extant sash windows
- Front portico
- Original stone foundation
- Front, side, and rear stone facades
- Height, scale, and massing of original three storey property
- Brick chimneys on main part of residence

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 007-2025

Being a by-law to authorize the designation of real property located at 6981 Concession 4, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 6981 Concession 4, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 6981 Concession 4, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 007-2025

6981 Concession 4,
Puslinch

PIN: 71200-0179

Legal Description: PT LOT 19, CON 3 DES AS PT 2, 61R11574 ; T/W ROS519048 ; S/T IS11031

DRAFT

Schedule "B"
To
By-law Number 007-2025

6981 Concession 4,
Puslinch

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

The property at 6981 Concession 4, Puslinch meets the requirements for heritage designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

6981 Concession 4, Puslinch retains cultural heritage value in the exceptional stonemasonry craftsmanship of its "Ontario House" design. Historically, the property is associated with early immigration to Puslinch Township from the Scottish Highlands, and the community in Puslinch known as "The Third". Contextually, the property is associated with two neighbouring properties with similar stonemasonry and design from the same builder.

Design Value:

The property is an outstanding example of 'Ontario House' architecture c. 1865 in coursed fieldstone with elaborate stone masonry detailing in cut limestone. Features present that are consistent with the Ontario House architectural style include the one-and-one-half storey elevation with side-gabled roof, and front entrance under a centred peaked roof gable. Symmetrical single windows are positioned on either side of the entrance door. A double arched window is under the peak above the entrance. A high degree of masonry craftsmanship is reflected in the Italianate detailing on the elaborate articulated quoins, distinctive entrance door voussour, pedimented window surrounds on the ground floor and carved surrounds with keystones on the upper storey arched windows, all rendered in finished limestone. The front door entranceway has a fanlight transom with sidelights.

Historical/ Associative Value:

The property, located on Rear Part Lot 19, Concession 3, holds significant historical value, dating to the earliest settlement in Puslinch Township. In 1834, as a result of the Highland clearances, widow Catherine Stewart and her children immigrated from Perthshire, Scotland, becoming the first settlers on the lot. They initially resided in a shanty before constructing a log cabin, laying the foundation for future developments.

The current house, built c. 1865, marked a milestone in the property's history, built for Catherine's son, Peter Stewart, before his marriage in 1866. Catherine Stewart was a founder of Duff's Presbyterian Church and Peter Stewart was both an esteemed farmer and respected elder of this Church. The family played a vital role in the community's founding and development. His sister, Catherine Stewart, also contributed significantly, assuming parental responsibilities during times of family tragedy.

The property flourished as a prosperous farm, cultivating grain, wheat, and vegetables, and serving as a hub for agricultural activities. In more recent times, it underwent a transformation and now serves as the Donkey Sanctuary of Canada, preserving its heritage while continuing to fulfil a role in the community.

Contextual Value:

The property is an integral part of a collection of neighbouring 1860s residences linked by their similar architectural design and outstanding masonry. Notably, the houses of Alexander McKay on Lot 19 Front Concession 3 and John McCormick on Lot 15 Front Concession 3 bear a striking resemblance to the Peter Stewart house in terms of their construction and masonry detailing.

Description of Heritage Attributes:

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 6981 Concession 4:

Peter Stewart House:

- Extant doors and windows
- Original window and door fenestration
- Exterior fieldstone construction
- Masonry limestone quoins, voussoir, and window surrounds with original detailing
- Height, scale, and massing of the original one-and-a-half storey property

DRAFT

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 008-2025

Being a by-law to authorize the designation of real property located at 4556 Sideroad 20 North, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 4556 Sideroad 20 North, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 4556 Sideroad 20 North, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 008-2025

4556 Sideroad 20 North,
Puslinch

PIN: 71200-0291

Legal Description: PART OF LOT 20, CONCESSION 3 PUSLINCH, DESIGNATED AS PARTS
1, 2 AND 3, PLAN 61R3352 EXCEPT PART 1, PLAN 61R5759 & PART 1, PLAN 61R8450 &

DRAFT

Schedule "B"
To
By-law Number 008-2025

4556 Sideroad 20 North,
Puslinch

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

The property located at 4556 Sideroad 20 North, Puslinch meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

The property located at 4556 Sideroad 20 North, Puslinch, retains significant cultural heritage design value due to its architectural rarity: it is one of the few remaining log houses in the Township. The property is historically associated with the McLennan Family and Highland Scots immigration to Puslinch and contextually associated with adjacent McLennan/McKay properties.

Design Value:

Log cabins and log house residences were the predominant residential architecture in Puslinch Township from the earliest European settlement in the 1820s until the latter part of the nineteenth century. Their design illustrates the function of environment, technology and community effort on vernacular architecture in the settlement period. Despite their ubiquitousness in the mid-1800s, very few of these architectural forms have survived. The property at 4556 is a rare example of a large, two-storey side-gabled house constructed c. 1840-1845 of horizontal cedar logs laid with dovetailed corners and plaster chinking. The fenestrations for windows and doors were cut in after the house was assembled. These original extant fenestrations include seven windows, one on each side of the original south-facing central entrance, two on each side of the end-gabled upper storey and one at the rear (north side) of the house. Three door fenestrations include one on the south side, one on the east side and one on the north side. Recent improvements using traditional craftsmanship include rebuilding of a portion of the stone foundation, repair of the plaster chinking, and roofing.

Historical /Associative Value:

Margaret McLennan (1783-1871), immigrated to Canada in 1841 as a widow with her grown family after being evicted from lands in Loch Broom, Ross-Shire, Scotland. Her daughter Catherine was married to Alexander McKay, also of Loch Broom, Ross-Shire and they had immigrated and settled on lots 18 and 19, Front Concession 3 the in 1840. It is likely that Alexander McKay had the log house built on Lot 20 for Margaret's family. Her son Donald McLennan settled Rear Concession 3, Lot 21 and became a profitable farmer.

Contextual Value:

The property is adjacent to other properties of significant cultural heritage value built by the McLennan/McKay families and forms part of a built landscape containing numerous other Highland Scots settler residences.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 4556 Sideroad 20 North.

Margaret McLennan House:

- Original/extant door fenestrations.
- Original window fenestrations.
- Original foundation with reconstructive repair in 2023/2024
- Logs used in the exterior wall construction.
- Height, scale, and massing of two storey log residence.

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 009-2025

Being a by-law to authorize the designation of real property located at 6592 Concession 1, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 6592 Concession 1, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 6592 Concession 1, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 009-2025

6592 Concession 1,
Puslinch

PIN: 71207-0422

Legal Description: PART LOT 5, CONCESSION 1 , PART 1, PLAN 61R20848

DRAFT

Schedule "B"
To
By-law Number 009-2025

6592 Concession 1,
Puslinch

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

The property located at 6592 Concession 1, Puslinch, meets the requirements for designation prescribed by the Province of Ontario under the three categories of design value, historical/associative value, and contextual value. The property retains cultural heritage value due to its vernacular fieldstone form, its historical association with nineteenth century hostelry on Puslinch Lake, and its role in the social life of the Killean community. It also has a historical connection to the founding of the Black Baptist Church in nearby Galt. Contextually, it is the last remaining in-situ domicile of nineteenth century innkeepers on Puslinch Lake.

Design Value:

The property is a vernacular random coursed fieldstone residence built by Puslinch Lake innkeeper Frederick Begerow after 1861. The original cross-gabled farmhouse is one-and-a-half stories and features fieldstone exterior walls with a rubblestone foundation. The property differs significantly from other stone residences built in the same period in the Township which usually maintain a symmetrical side-gabled form. The presence of two separate front entry doors with different interior floor levels suggests the structure was built in two stages and may have a precedent in German architecture. Multiple additions in the 20th and 21st centuries have altered some of the exterior facades.

Historical/ Associative Value:

The property was occupied until c. 1850 by James Thompson, a Black preacher and barber who lived in a log house on the lot. He founded the first Black Baptist Church in nearby Galt. German immigrant Frederick Begerow purchased the property in 1855. He built and operated the Highland Chief Inn and tavern on the property at the extreme south-east corner of Puslinch Lake. The 1861 census enumerated him as a tavern-keeper and farmer operating out of a log building. The present stone farmhouse was built in the early 1860's. His youngest son, August, occupied the property once his father had passed away.

During the summer months, the Highland Chief Inn was one of five hotels on Puslinch Lake that hunters, fishers, and vacationers would stay at, as the lake offered an abundance of game to be caught, as well as ample room for leisure. August considered the location one of the healthiest summer resorts within Western Ontario. Begerow's name for his inn "Highland Chief" reflected the predominantly Highland Scots community in which he and his family settled.

The Begerow's also provided entertainment on their property while they lived there, owning a log tavern at the front of the property. August was an avid accordion player and could be seen playing alongside Archibald Ramsay, William Young, and Anthony Robertson, who were all local violinists.

Present owner Betty Anderson notes that in 1977 an elderly neighbour recalled attending dances in the stone house. Temporary supports would be propped up under the beams in the cellar to support the dances.

Contextual Value:

The farmhouse is the only extant residential property connected to the once thriving hostelry industry on Puslinch Lake.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 6592 Concession 1:

- Original stone exterior walls.
- Original/extant fenestration.
- Height, scale and massing of the original one and one half-storey structure.

DRAFT

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 010-2025

Being a by-law to authorize the designation of real property located at 7098 Concession 1, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 7098 Concession 1, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 7098 Concession 1, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 010-2025

7098 Concession 1,
Puslinch

PIN: 71203-0029

Legal Description: PT LOT 23, CONCESSION 1, TOWNSHIP OF PUSLINCH, AS IN MS52206;
PT LOTS 23, 24 & 25, CONCESSION 1, TOWNSHIP OF PUSLINCH, AS IN IS14404

DRAFT

Schedule "B"
To
By-law Number 010-2025

7098 Concession 1,
Puslinch

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

The property situated at 7098 Concession 1, Puslinch, meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

The property retains significant design value due to its rarity; it is one of the few remaining log houses in the Township, and one of the few early properties with a record of the carpenter and stonemason who constructed it. The property is historically associated with Highland Scots settlement in the Killean and Crieff area of Puslinch Township, and also with John Bayne Maclean and his endowment of this property to the Presbyterian Church of Canada.

The property is contextually associated with the other properties of cultural heritage significance on Concession 1 including those properties that were once part of MacLean's model farm "Crieff Hills" and are now part of the Crieff Hills Retreat Centre.

Design Value:

Log cabins and log house residences were the predominant residential architecture in Puslinch Township from the earliest European settlement in the 1820s until the latter part of the nineteenth century. Their design illustrates the function of environment, technology and community effort on vernacular architecture in the settlement period. Despite their ubiquitousness in the mid-1800s, very few of these architectural forms have survived. The property at 7098 Concession 1 is a rare example of a c.1845 one-and-one-half storey side-gabled log house constructed of large horizontal hewn pine logs laid with dovetailed corners and plaster chinking. A central entrance door has single windows on either side. The rear wall has two small windows on the first floor. Original window fenestrations are in the upper storey under the gable ends. All these fenestrations were cut in after the logs walls were assembled. Across the front facade is a roofed and timber supported open veranda with a stone floor. An original interior fireplace features a large cut stone firebox and fireplace surround, with separate stonework for the hearth, and a stonework chimney. The carpenter associated with this house was Peter Lamont, who was also the carpenter for the Ellis Chapel and the Alex Thomson house. The stonemason was Angus McDonald. Presently the east log facade has board siding bearing a large cross symbol. Under the ownership of John Bayne MacLean, a single-storey side-gabled early hewn log building with squared corners was added to the west side of the log house.

Historical/Associative Value:

The property has a strong connection to Highland Scots immigration from Argyllshire to the areas of Puslinch known as Crieff and Killean. The house was constructed in 1845 for John Thomson, who immigrated from Kintyre, Argyllshire and settled on Concession 1 in the early 1840s. Peter Lamont, carpenter, played a pivotal role in hewing the pine logs to be used in its construction. Angus McDonald, a highly esteemed mason in the Township, contributed his expertise to the project. Thomson donated part of this lot to provide for a public school. The initial log building for School Section 6 was ultimately replaced in 1874 with a stone schoolhouse, presently repurposed as part of the Crieff Hills Retreat Centre.

Colonel John Bayne Maclean, the founder of Maclean's magazine, The Financial Post and Maclean-Hunter publishers was born in Crieff, where his father was the minister of the Knox Presbyterian Church. MacLean bought several lots of land and buildings in Crieff, including the former Thomson property to build a model farm called "Crieff Hills". When he died in 1950 he

left 250 acres of this land to the Presbyterian Church of Canada. This property developed into Crieff Hills Retreat Centre.

Contextual Value:

The property is contextually associated with the other properties in the area settled by Argyllshire Scots, as well as other heritage properties, including the Crieff schoolhouse, that are now part of the Crieff Hills Retreat Centre owned by the Presbyterian Church of Canada.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 7098 Concession 1.

John Thompson House:

- Hewn Log walls
- Height, scale and massing of the original one-and-a-half-storey structure
- Stone foundation
- Veranda roof support beams
- Original stone fireplace, hearth and chimney
- Extant original fenestration

DRAFT

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 011-2025

Being a by-law to authorize the designation of real property located at 69 Queen Street, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 69 Queen Street, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 69 Queen Street, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 011-2025

69 Queen Street,
Puslinch

PIN: 71194-0044

Legal Description: LOT 5, PLAN 135 , DONALD MCEDEWARDS' PORTION, NORTH OF QUEEN
STREET

DRAFT

Schedule "B"
To
By-law Number 011-2025

69 Queen Street,
Puslinch

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

The property located at 69 Queen Street, Morriston, meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

The property at 69 Queen Street Morriston includes a blacksmith shop built c.1866 to replace a previous shop on the same site that was destroyed by fire in 1865. The property retains cultural heritage value in its stone architecture which is a function of the building's purpose for blacksmithing, a historical craft industry that is now redundant. The property stands as one of the last extant purpose-built industrial buildings from the 19th century in Morriston and is contextually connected to the Queen Street streetscape and other properties in the Village.

Design Value:

The property's single storey, low pitched, front-gabled roof and deep rectangular form reflect its original function as a blacksmith shop; a once significant and vital craft industry in the communities in Puslinch. The building is constructed of local fieldstone with lime taping and features a wide central entrance at the front facade designed to allow for horses and wagons. This entrance has single windows on each side. One of these windows has since been altered to create a doorway. Windows are spaced evenly along each side facade to allow light into the building. An original doorway is intact on the north-west side of the structure and all fenestrations have stone voussoirs. Presently the building is a residence.

Historical/ Associative Value:

The origin and evolution of this building is directly associated with the changing technology and commerce of Morriston. Blacksmiths were essential services in the Township's villages during the 1800s and early 1900s and formed either the primary industry or were one of the core industries of the community. These craft industries were gradually subsumed by foundries. The property located at lot 5 (PLAN 135) 69, Morriston, Ontario, holds significant historical value dating back to its ownership by the McEdwards family until 1865 when it was destroyed by fire. Following this event, George Elfner bought and rebuilt the blacksmith shop on the property, where he operated it until 1890.

Subsequently, the property transitioned to a gristing business until 1898 when it was acquired by R. A. Butchart, who converted it into a Cooperage. In 1922, the property saw a transformation when Albert Huether, the son of German blacksmith John Huether, established Heuther's Garage. This family-operated garage became a cornerstone of the community for two generations, with Albert's son, William (Bill) Huether, continuing its operation until 1964, when the business relocated to a new location down the street.

Over the years, the property has witnessed various commercial endeavors, including its last known business, Morriston Lock and Key. Despite its commercial history, the property has undergone renovations and now serves as a residential dwelling.

The historical narrative of the property encapsulates the evolution of Morriston's economic landscape and the contributions of its inhabitants to the community's development. As such, the property holds significant cultural and contextual value, representing a tangible link to Morriston's past. The property is also associated with many of the early settler families in the area, including the McEdwards and the Huether families.

Contextual Value:

The property is contextually significant to the main street of Morriston. It is a vestige of the mixed industrial, commercial and residential streetscape that characterized Queen Street for a century. Since these stores and industries have become redundant, like this structure, many of these properties have been adaptively reused as residences. The property reflects the changes in required services as carriages gave way to cars, and wood barrels were replaced by mass manufactured plastic containers. As such, the property stands as a defining feature of both the landscape and the area's physical history, reminiscent of the initial drive to establish settlement in Morriston.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 69 Queen St:

- All original fenestration
- Original foundation
- Stone exterior walls
- Stone voussoirs
- Height, scale and massing of the original one storey component.

DRAFT

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 012-2025

Being a by-law to authorize the designation of real property located at 56 Queen Street, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 56 Queen Street, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 56 Queen Street, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 012-2025

56 Queen Street,
Puslinch

PIN: 71194-0074

Legal Description: PT LOT 6, PLAN 135 , COLFAS' PORTION, SOUTH OF QUEEN, AS IN
ROS214913, TOWNSHIP OF PUSLINCH

DRAFT

Schedule "B"
To
By-law Number 012-2025

56 Queen Street,
Puslinch

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

The property located at 56 Queen Street, Morriston meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

The property retains significant architectural value in the materials, form and mass of the log residence. It has significant historical association to the John Calfass family, one of the three founding families of Morriston. Additionally, the property holds contextual significance in multiple ways with the heritage properties on the Queen, Calfass and Victoria streetscapes.

Design Value:

Log cabins and log house residences were the predominant residential architecture in Puslinch Township from the earliest European settlement until the latter part of the nineteenth century. Their design illustrates the function of environment, technology and community effort on architecture in the settlement period. Despite their ubiquitousness in the mid-1800s, very few of these architectural forms have survived. This property stands as one of the earliest log houses in the Township, and is a rare example of a substantial one-and-a-half storey side-gabled log house built in the early 1830s. The residence is constructed of extremely large square-hewn pine logs laid horizontally with dovetailed corners. This horizontal log construction was initially chinked with moss or plaster. Entrance and window fenestrations were cut into the log walls after they were assembled. The original fenestrations on the front facade have been altered: an early entrance door fenestration was changed into a window and the current front door fenestration was a former window. When constructed, the building had at least two main rooms on the first floor which accounts for the original offset entrance. Otherwise, original window fenestration on the first and second storeys is intact on the front and side facades. Dormers have been added in recent years to the second floor, as has a full elevation addition at the rear. The exposed logs on the south side of the house are intact but now obscured with board siding added in 2023 to manage log deterioration.

Historical/ Associative Value:

The property was originally constructed in the 1830s or early 1840s by John Calfass on his 100 acres of Lot 6 PLAN 135. German immigrants, John Calfass and his family along with the Morlock and Winer families, formed the three settling families in the Morriston area. This property is one of the earliest extant residences in the Township.

In 1854, Calfass built a stone house for his family south of the log house and sold the property to another German immigrant, John (Johann) Stein. Stein operated his cooperage business from the basement at the rear of the house. The back opening of the house also led to a cultivated orchard. His wife Elizabeth was known as a respected healer.

Following John Stein's passing in 1894, his wife and their daughter Mary relocated to Victoria St. in Morriston, engaging in a house exchange with George Finkbeiner. After Elizabeth's demise in 1903, the Finkbeiner family purchased the property.

All three owners of the property, Calfass, Stein, and Finkbeiner, played integral roles in establishing the German Evangelical Church, which still exists today.

Contextual Value:

The property holds significant importance in defining the character of the area due to its direct association with the early settlement in the Morriston area. It forms an essential part of the streetscape that distinctly represents this early settlement, featuring neighboring residences such as the Morlock's, Schlegel, Caflass cottage and Leitch/Wurtz houses. Moreover, the property's proximity to the German Evangelical church (which was initially a log building adjacent to the residence) serves as a testament to its historical connection with the surrounding community. Its size and frontage on Queen Street have made it a landmark in Morriston and the Township of Puslinch.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 56 Queen Street.

John Caflass/Stein House:

- Height, scale, and massing of original one-and-a-half storey property
- Logs and other original material used in the construction
- Log wall construction with dovetailed corners
- Extant original fenestrations

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 013-2025

Being a by-law to authorize the designation of real property located at 6 Victoria Street, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 6 Victoria Street, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 6 Victoria Street, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 013-2025

6 Victoria Street,
Puslinch

PIN: 71194-0064

Legal Description: LOTS 38 & 39, PLAN 135 , COLFAS' PORTION, SOUTH OF VICTORIA STREET ; TOWNSHIP OF PUSLINCH

DRAFT

Schedule "B"
To
By-law Number 013-2025

6 Victoria Street,
Puslinch

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

The property located at 6 Victoria Street, Morriston, meets the requirements for designation prescribed by the Province Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

The property located at 6 Victoria Street, Morriston has significant design value due to its distinctive architecture and intricate design elements. The property also retains significant historical value due to its association with Herbert Leitch and August Wurtz who were active members of the local German community. Contextually, the property has significance in its location on an intact 19th century streetscape of properties built by German immigrants who settled the village of Morriston.

Design Value:

Unique to Puslinch Township, this property is an exceptional example of a triple-gabled, straight coursed fieldstone residence of one-and-a-half storeys. This design is distinctly Victorian. Significant elements of this style include the cross-gabled roof with twin peaked front-gabled bays, each with a matching gothic arched window centred below. These windows have cut limestone voussoirs. Between these gables is a central gabled and recessed entrance way, fitted with a transom and sidelights. Above the entrance is a small arched window with carved limestone hood mould with central keystone. The exterior walls are limestone, fieldstone and dolomite courses with lime taping. Quoins, lintels, and some voussoirs are whirlpool sandstone.

Historical /Associative:

The property, located on Lots 38-39, PLAN 131, was initially owned by Charles Calfas. The present structure is a renovation of a cottage built by stonemason Herbert Leitch, a German-born resident of Morriston, in 1885. In 1890, the property was purchased by August Wurtz, another German immigrant for a sum of \$350. Wurtz took on renovations that may have been done by Leitch and transformed the property into a triple-gabled architectural form. When the Puslinch Heritage Committee initiated their plaquing program for historical properties in 2000, they selected the facade of the Leitch/Wurtz house as the program's logo because of its unique and picturesque design.

Contextual Value:

The property forms an integral part of a streetscape that holds strong connections to the German settlement in the Morriston area. In close proximity to the Leitch/Wurtz house, one can find other significant residences, such as the Morlock, Calfas, and Winer houses. These three families, considered the founding families of Morriston, further underline the historical importance of the area. The property is one of several on Victoria Street built by German immigrants. Moreover, the property's proximity to the German Evangelical church demonstrates the preferred settlement location for subsequent German migrants arriving in Morriston after the 1850s.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 6 Victoria Street:

- Original triple-peaked front gabled form and mass
- Original window and door fenestration
- Recessed front entry

- Fieldstone, dolomite, and limestone exterior front and side walls
- Limestone voussoirs, lintels, quoins, and hood mould

It is intended that non-original features may be returned to document earlier designs or to their document original without requiring Council to amend the designating by-law.

DRAFT

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 014-2025

Being a by-law to authorize the designation of real property located at 4162 Highway 6, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 4162 Highway 6, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 4162 Highway 6, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 014-2025

4162 Highway 6,
Puslinch

PIN: 71194-0176

Legal Description: PART LOTS 33 & 34, CONCESSION 7 & PART ROAD ALLOWANCE BEING BETWEEN CONCESSION 7 & 8, TOWNSHIP OF PUSLINCH, BEING PARTS 1 & 2 ON REFERENCE

DRAFT

Schedule "B"
To
By-law Number 014-2025

4162 Highway 6,
Puslinch

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

The property located at 4162 Highway 6, Puslinch meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

The property designation includes two buildings that have cultural heritage design value: an 1829 log house and an 1875 brick residence. These dwellings showcase the evolution of early European settler architecture in Puslinch in the nineteenth century from early log dwellings to more substantial brick, stone or frame dwellings that replaced the log houses. The property holds significant historical value due to its direct connection with the Paul Winer family, one of the three founding families in the Village of Morriston, and who, with the Morlock and Calfass family, established a German community in Puslinch. Contextually the property is linked to the neighbouring properties built by the Morlock and Calfass families, as well as the former German Evangelical Lutheran Church, built in 1859.

Design Value:

1829 Log House:

Log cabins and log house residences were the predominant residential architecture in Puslinch Township from the earliest European settlement until the latter part of the nineteenth century. Very few of these architectural forms have survived. The one and one-half log house at 4162 Highway 6 is the earliest log architecture as well as the oldest extant residence in the Township. It is constructed of roughly hewn cedar logs laid horizontally with square notched corners and plaster chinking. The foundation is fieldstone. The fenestrations for the central door and windows on both levels were cut in after the house was assembled.

1875 Brick House:

The buff brick residence built in 1875 is an excellent representation of a one-and-one-half storey, side-gabled 'Ontario House' architecture with a rear side-gabled kitchen tail extension that sits perpendicular to the main part of the building. The Ontario House design is the most represented second stage house architecture in Puslinch Township. The architectural features on this property typify the Ontario House style, notably: a symmetrical front facade with central entranceway with sidelights, side-gabled roof with central gothic peak and gothic window under the peak on the second level. On this property, the gothic window operates as a door to a second level balcony component over the porch at the main entrance. The kitchen tail has a gothic peak/window combination above its entrance. In Puslinch Township Ontario House architecture was usually produced with local fieldstone, but the property at 4162 Highway 6 was built of buff brick laid in common bond sourced from the neighbouring Morriston brickyard. The rectangular windows; one placed symmetrically on each side of the front entrance, two placed symmetrically on each level of the side gabled walls have soldiered buff brick lintels, while the gothic windows have buff brick voussoirs.

Historical/ Associative Value:

The log house, located on Part Lots 33 Rear Concession 7, was built by Paul Winer (1791-1877), and his wife Chistina Mallet (1795-1883), the year after their immigration to Puslinch in 1828. The Winers (German spelling "Weiner) were the first settler family in the Morriston area, making this log house the earliest known extant property in the Township.

Forty-six years later, in 1875, Paul's son John Winer family constructed the new and much larger Ontario House dwelling to accommodate his growing family. (It is worth noting that the barn, which was built in 1860 is still standing, but hasn't been used for livestock for 44 years. There is a date marker on the exterior of the foundation of the barn facing highway built 1860, updated 1910. The original milk house is still on the property).

The homestead is closely linked to successive German immigration to Morriston, and the other extant residences built and owned by German immigrants.

Contextual Value:

The Paul Winer homestead is part of a streetscape that includes residences by the two other founding families in Morriston, the Morlock and Calfass families. The property is also contextually associated with the German Evangelical Lutheran Church in Morriston founded in part by the Winer family.

The property, particularly the log house, is considered a landmark on Highway 6 where it has stood since 1829.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 4162 Highway 6.

Paul Winer Log Cabin:

- Original window and door fenestrations
- Original extant windows and doors
- Original foundation
- Cedar log walls
- Height, scale and massing of the one and one-half storey structure

1875 Brick House:

- Yellow brick exterior walls
- Original window and door fenestrations
- Extant original windows and doors
- Ornamentation
- Height, scale and massing of the one and one half storey structure and one and one-half storey kitchen extension

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 015-2025

Being a by-law to authorize the designation of real property located at 7618 Leslie Road West, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 7618 Leslie Road West, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 7618 Leslie Road West, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 015-2025

7618 Leslie Road West,
Puslinch

PIN: 71194-0121

Legal Description: PT LOT 35, CONCESSION 8 , TOWNSHIP OF PUSLINCH, AS IN MS9890 ;
TOWNSHIP OF PUSLINCH

DRAFT

Schedule "B"
To
By-law Number 015-2025

7618 Leslie Road West,
Puslinch

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

The property situated at 7618 Leslie Road West, Puslinch, meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

The property possesses significant cultural heritage value retained in its primarily Italianate fieldstone and limestone two-storey residence built in several stages between 1830-1880. The residence has elaborate Gibb design elements, unique within the Township. The property is associated with the Alexander and William Nicoll families and the significant political and military contributions they made to the Township and the County. Contextually, the property is associated with Puslinch village, a now extant hamlet.

Design Value:

The property is an outstanding example of Italianate architecture c. 1880 in cut limestone with elaborate Gibbs designed rusticated limestone blocks for quoins and surrounds on window and door fenestrations, and carved keystones in large stone lintels. The two-storey house showcases several features associated with the Italianate style, such as its "L" shaped- shaped form, and cross-gabled, roof with wide eaves and decorative scroll brackets, and double stone chimneys. The main wide entrance door has a transom and sidelights. Rectangular sash windows are paired on the upper storey and singular on the lower storey.

An apparently earlier wing of the residence has been covered with roughcast plaster. It may be the part of the residence built in 1860 as a one-story stone residence to replace an earlier log house. The latter was built by Andrew Stahl in the early 1830s from whom Alexander Nicoll and Mary Nicoll purchased 7618 Leslie Road after immigrating from Scotland in. They lived in this log house until Alexander Nicoll passed away in 1860. At that time the neighbouring Leslie family aided them in building a single-storey stone residence. About 1880 a second storey was added and the extensive Italianate two-storey addition was built.

Historical/Associative Value:

William Nichol (1845-1921) was a person with political and military significance to the Township and County of Wellington. He was fifteen in 1860 when his father died. Like his father, William Nicoll became active in Puslinch political life, serving as a Councillor (1869-1894) and Reeve (1882-1894) of the Township and Warden of Wellington County (1892). He also served in the local militia from 1861-1900 and was called up during the Fenian Raids. In 1895 he was made Lieutenant Colonel of the Field Artillery. Nicoll spent the remainder of his life in the farmhouse.

Contextual Value:

The property stands out as a distinctive residence within its neighbourhood of Scottish stone masonry properties that once belonged to the extant hamlet of Puslinch. The property provides a visible and notable locus of the area's culture and farming history. The size and outstanding architecture of the property makes it a landmark in the southeastern corner of the Township.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 7618 Leslie Rd. W:

William Nicoll House:

- Limestone exterior walls

- Original/extant Gibbs detailing on quoins, door and window fenestration
- Roofline
- Form and massing of property
- Low Eaves with decorative scroll brackets
- Limestone Italianate chimneys

DRAFT

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 016-2025

Being a by-law to authorize the designation of real property located at 8 Brock Road North, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 8 Brock Road North, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 8 Brock Road North, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 016-2025

8 Brock Road North,
Puslinch

PIN: 71197-0093

Legal Description: PT LOT 20, CONCESSION 7 , TOWNSHIP OF PUSLINCH, PT 1, 61R577 ;
TOWNSHIP OF PUSLINCH

DRAFT

Schedule "B"
To
By-law Number 016-2025

8 Brock Road North,
Puslinch

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

The property at 8 Brock Road North, Puslinch, meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value. Constructed c. 1860 this two-storey stone structure was built as a blacksmith shop and later accommodated a wagon and carriage shop on its upper floor. The building provided blacksmith services for Puslinch into the twentieth century. It is a landmark on the Aberfoyle Brock Road streetscape.

Design Value:

8 Brock Road North is a large vernacular two-storey side-gabled fieldstone structure, built as a blacksmith's shop c. 1860, and later renovated to incorporate a carriage-making and repair shop on the upper floor. These functional uses are reflected in the extant architecture; notably a wide central entrance on the front facade with paired windows at each side of the entrance used for a blacksmith shop. The rear of the building has a banked elevation designed to allow carriages into and out of the upper floor for construction and repair for a carriage making business. This function is evident in the extant foundation. The front facade has three original window fenestrations with replacement sash windows on the upper storey. Two original window fenestrations are under each side gable on the upper storey. Window and door fenestrations feature stone voussoirs and sills. The rear exterior of the building has undergone modern renovation and expansion.

Historical/ Associative Value:

The origin and evolution of this building is directly associated with the changing technology and commerce of the Township. Blacksmiths were essential services in the Township's villages during the 1800s and early 1900s and formed either the primary industry or were one of the core industries of the community. These craft industries were gradually subsumed by foundries. Likewise wagon and carriage making and repair was essential in a 19th century farming community. Presently the building is a custom home interiors and design store for the Puslinch and area community, reflecting recent residential expansion on former agricultural lands.

Records indicate the building was constructed circa 1860 by Alex McKenzie. Originally intended as a blacksmith shop, the property was operated as such by the Bickley family for a number of years and later by Walter Warren. By the 1880s the upstairs of the building had been repurposed for Mr. Hugh Campbell, who operated a wagon and carriage shop. In order to accommodate the construction and movement of wagons, significant renovations were carried out, including the addition of large double doors and windows, as well as raising the ground level at the back of the building.

In 1896, James Mason converted the former carriage shop into a residence for his family. The building continued to be used primarily as a residence for the next century. The property now houses a home interiors business and in 2005 a large addition was built adjacent to the south side and rear of the original building for this purpose.

Contextual Value:

The building holds a prominent position on Brock Rd and serves as a significant landmark at a major crossroad in the Township.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 8 Brock Road North:

- Original/extant door and window fenestration on front and side facades
- Height, scale, and massing of the original two storey building
- Stonework on exterior walls
- Stone lintels and voussoirs

DRAFT

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 017-2025

Being a by-law to authorize the designation of real property located at 4347 Concession 11, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 4347 Concession 11, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 4347 Concession 11, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 017-2025

4347 Concession 11,
Puslinch

PIN: 71190-0083

Legal Description: RD ALLOWANCE BTN LTS 25 & 26, CON 11 & PT LTS 25 & 26, CON 11
PUSLINCHAS IN ROS239827 EXCEPT PT 1, 61R8070, PUSLINCH

DRAFT

Schedule "B"
To
By-law Number 017-2025

4347 Concession 11,
Puslinch

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

The property, situated at 4347 Concession 11, Puslinch, meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

This property holds significant cultural heritage value retained in its exceptionally fine Neoclassic architecture rendered in stone. It is historically linked to the McLaren family, and Highland Scots immigration from Perthshire to the Corwhin and Badenoch areas of the Township. It is contextually related to properties with similar architecture from the same period on Wellington Road 34, Watson Road and Arkell Road, including properties built by Robert Lamb, stonemason.

Design Value:

The residence on the property is an outstanding representation of domestic architecture in a Neoclassic style of the mid-1860s. The two-storey stone residence with side gabled roof illustrates features of this style including; a five-bay symmetrical front façade with central entranceway with transom and sidelights, large double hung vertical windows on both stories, and paired stone chimneys. A one and one-half storey side-gabled kitchen extension with gabled dormers and a large stone chimney is at the rear, perpendicular to the main part of the house. The front facade of the house is squared ashlar limestone with lime mortar, large tooled limestone lintels, sills and quoins. The side facades are coursed limestone and the extension is random coursed rubble stone. Decorative bargeboard trim in an elegant open weighted scallop pattern is applied along the roofline of the main part of the house with large turned vertical finials at gable ends and peaks. The front portico is a replacement. Robert Lamb, son-in-law of the property builder is believed to have been the mason. The property is named "Stonefield."

Historical / Associative Value:

The property, situated on Lots 25 and 26, Concession 11, was initially acquired by Peter McLaren, a Scottish immigrant from Perthshire who arrived in the Corwhin/Badenoch area in 1831. Circa 1863, either Peter or his son James McLaren and wife Margaret Stewart commissioned the construction of the stone house on the property, where they resided until 1883. Following their departure, James' nephew, John McKenzie, purchased the farm while James and his family relocated to Drumbo. John McKenzie later sold the property to his son-in-law, R.T. Amos, who held ownership until 1944. With the sale in 1944, the 110-year ownership by Peter McLaren and his extended family ended. James' brother, Peter McLaren, taught at the Corwhin school for over 20 years and was named "The Professor of Puslinch."

Contextual Value:

The property seamlessly aligns with and enhances the character of the area as it contributes to a series of properties in the eastern part of the Township that were constructed in the Neoclassic style for Scots from Perthshire. Among these residences are notable examples such as the Duncan Campbell, and Duncan McFarlane properties. Robert Lamb was also the stonemason for the Arkell Teacherage and the property at 4677 Watson Road South in Puslinch. The property and those in the area serve as physical evidence of the collective significance of Highland Scot settlement during the late 18th to mid-19th century in the landscape and culture of Puslinch Township.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 4347 Concession 11:

- Original door and window fenestrations
- Limestone masonry walls, lintels and sills
- Bargeboard scallop ornamentation and finials
- Stone chimneys
- Height, scale, and massing of original two-storey property and one-and-one-half story original kitchen extension

DRAFT

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 018-2025

Being a by-law to authorize the designation of real property located at 7839 Wellington Road 34, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 7839 Wellington Road 34, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 7839 Wellington Road 34, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 018-2025

7839 Wellington Road 34,
Puslinch

PIN: 71190-0011

Legal Description: PT LOT 21, CONCESSION 10, TOWNSHIP OF PUSLINCH, PT 1, 61R5198;
TOWNSHIP OF PUSLINCH

DRAFT

Schedule "B"
To
By-law Number 018-2025

7839 Wellington Road 34,
Puslinch

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

The property situated at 7839 Wellington Road 34, Puslinch meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value. The property possesses significant cultural heritage value retained in the early vernacular Neoclassic architecture rendered in large fieldstones and retained in the direct historical association with the early settlement of the Corwhin region by Highland Scots immigrants, including the Duncan Campbell family. Contextually the property is associated with both the Corwhin School and the extant Corwhin post/office store which was owned and operated by the Campbell family.

Design Value:

The property serves as one of the earliest examples in Puslinch Township of a two-storey fieldstone residence designed in a vernacular Neoclassic style. Features of this architecture include the symmetrical three-bay façade, side-gabled roof, matching end gable interior stone chimneys, rectangular sash windows, and a centrally positioned door with sidelights. Above the entrance is a double window fenestration. First storey windows are taller than those on the second storeys.

The residence is on a rubble raised foundation. The front facade is very large straight-coursed stone blocks with cut stone soldier lintels; striated lintels are found on the side facades. Sills are single stones. A fire that occurred many years ago resulted in the front lintels becoming charred, imparting a unique colour and overall appearance to them. A one and one-half storey board and batten addition has since been added at the rear wall.

Historical/ Associative Value:

The Duncan Campbell family immigrated to Puslinch from Perthshire, Scotland in 1833. By the 1850s, Duncan Campbell Jr. had become the owner of Lot 21 Rear Concession 10 (7839 Wellington Road 34) and neighbouring Lots 19 and 21 Front Concession 11. The construction of the stone house took place during his ownership and prior to 1861. Campbell secured a post office for the area and built it on the northwest corner of the property. Eventually a store was added to the property and operated by the Campbell family. The post office continued its operations on the property until 1912, coinciding with the introduction of rural mail services in the Township, leading to its closure.

Contextual Value:

The Duncan Campbell property stands within a larger landscape of other properties in the eastern part of the Township settled by Highland Scots. It is the earliest property in the area built in the Neoclassic architectural style. Its presence contributes to the cultural narrative of the successful immigration of Highland Scots and due to its relatively early construction, it stands as a symbol of community strength and resilience. Furthermore, the property is intricately linked to the landscape of the extant hamlet of Corwhin, particularly its school and former store and post office buildings.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 7839 Wellington Rd. 34:

- Original foundation
- Exterior stone walls, lintels and sills.
- Height, scale, and massing of original two storey property

- Paired Chimneys

DRAFT

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 019-2025

Being a by-law to authorize the designation of real property located at 4217-4223 Watson Road South, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 4217-4223 Watson Road South, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 4217-4223 Watson Road South, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 019-2025

4217-4223 Watson Road South,
Puslinch

PIN: 71192-0023

Legal Description: PT LOT 31, CONCESSION 10 , TOWNSHIP OF PUSLINCH AS IN IS12738
SAVE AND EXCEPT PT 1, 61R1586 ; TOWNSHIP OF PUSLINCH

DRAFT

Schedule "B"
To
By-law Number 019-2025

4217-4223 Watson Road South,
Puslinch

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF
HERITAGE ATTRIBUTES**

The property located at 4217-4223 Watson Rd S, the former "School Section 9" possesses significant cultural heritage value due to its role in the educational and social history of the Badenoch area. This value is retained in the one room schoolhouse on the property. This building represents the efforts of the board of School Section 9 to provide public elementary education to the local community. The school was constructed in 1889 following building plans published by the Ontario Department of Education in the mid-nineteenth century as a guide. The property's design value is underscored by the schoolhouse architecture rendered with Italianate detail and cut-stone masonry. The schoolhouse's strategic placement has defined the geographic locus of the Badenoch community to the present. Given its pivotal role in the history of Puslinch, both the property and its schoolhouse hold the status of a landmark. The property meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value. The property is listed on the Township of Puslinch Municipal Heritage Register and has received a plaque from the Township's Heritage Committee for its cultural heritage value.

Design Value:

The property features an outstanding example of an Ontario one-storey stone schoolhouse, built in 1889, with Italianate details. The building features representative elements of late-nineteenth century Ontario schoolhouse design: front gable roof, single-storey rectangular form, large window fenestrations on the side walls with stone soldier lintels and sills, and a front facade with two entrances: one for girls and one for boys. Noteworthy features include the application of Italianate details: wide eaves and paired "C" style brackets with finials, ashlar limestone masonry walls with lime-taped coursing, large segmented arched sash windows with 6 over 6 panes spaced on both side walls of the building, and a matching window on the front facade centred between twin entrances for girls and boys. Each entrance has a segmented arch equipped with a three-pane transom. All fenestrations are fitted with segmented stone lintels and moulded keystones, including the engraved datestone "S.S. No. 9 1889 Puslinch" located under the gable. The wood belfry is original, and the bell replaced in 2004. The south-facing rear window has been replaced to accommodate a single entrance. Although not listed here as heritage attributes, it should be noted that much of the interior of the schoolhouse retains its original elements from the period of its closure in the 1960s, including slate blackboards, schoolhouse lamps and painted beadboard paneling. In addition, the schoolhouse site includes a large, landscaped playground.

Historical or Associative Value:

As Puslinch was settled, it was divided into twelve school sections (SS). The residents of each section built their own school, which not only represented and defined the geographic community but also became a centre for community activities. The property at Lot 31, Front Concession 10, was initially owned by John Campbell, a skilled shoemaker. This location served as the setting for open-air church services, conducted across the road from the old blacksmith shop. The Duncan Martin family also resided on this same lot. Throughout the property's history, three schools were established on its grounds, with the present-day schoolhouse being constructed in 1889. This schoolhouse remained in operation until December 1964 when students were bussed to a consolidated school. The Badenoch community chose to financially support and operate the property as a community centre after the schoolhouse closed in 1964. Of all the 12 Puslinch schoolhouses decommissioned in the early 1960s, the Badenoch schoolhouse

remains the only one in public hands. The property and its schoolhouse have transformed into the Badenoch Community Centre and Park. It is owned by the County of Wellington.

Contextual Value:

The property is surrounded by several other heritage properties in the Badenoch community. These residences, including the John J. McRobbie and Peter McLean houses, among others, were built by immigrants from the Badenoch area of Scotland who arrived here in the 1830s and who played a significant role in shaping and establishing this area of the Township. Furthermore, the property holds the status of a landmark due to its rich and complex history within the Township. Over the years, it has served numerous generations and families, playing crucial roles in both education and civil activities.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 4217-4223 Watson Rd S.

Badenoch Schoolhouse:

- Height, scale, and form of building
- Limestone exterior walls, with ashlar masonry and lime-taped coursing
- Extant original doors and windows and transoms
- Segmented stone fenestration on windows and doors
- Stone lintels with keystones
- Tooled stone sills
- Wood eaves and brackets
- Belfry and bell
- Ornate datestone showing date of construction

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 020-2025

Being a by-law to authorize the designation of real property located at 7751 Maltby Road East, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 7751 Maltby Road East, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 7751 Maltby Road East, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 020-2025

7751 Maltby Road East,
Puslinch

PIN: 71189-0169

Legal Description: PT LOT 16, CONCESSION 10, TOWNSHIP OF PUSLINCH, DESIGNATED AS PT 2 PL 61R2020 SAVE & EXCEPT PT 1 PL 61R20431; SUBJECT TO AN EASEMENT IN

DRAFT

Schedule "B"
To
By-law Number 020-2025

7751 Maltby Road East,
Puslinch

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF
HERITAGE ATTRIBUTES**

The property situated at 7751 Maltby Road East, Puslinch, meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

The property holds significant cultural heritage value in the exceptional architecture and stonemasonry of the primary residence. The property is associated with the McFarlane family, early settlers in Puslinch. The current structures were built for Duncan McFarlane, a farmer and prominent community figure in Puslinch Township during the latter half of the nineteenth century. The property is contextually associated with other nearby residences constructed by mason Peter Hume, a Scottish stonemason, and with School Section No.10, also known as the Corwhin Schoolhouse.

Design Value:

The property is an outstanding representation of a two-storey side-gabled Neoclassic stone residence, with a one-storey side-gabled kitchen tail perpendicular to the main building. The structure encompasses features that characterize Neoclassic style, such as a three-bay front façade, large quoins, wide cornices, tall rectangular window fenestration with voussoirs, and a central entranceway with stone voussoir, transom and side-lights. The reproduced windows maintain mullioned panes. Original stone chimneys are at gable ends of the house.

The residence was constructed in 1870 by Peter Hume, using distinctive Aberdeen bond masonry on the front and side facades, a style used in Scotland and brought to Puslinch by Scottish stone masons. Notably, the coursed stone walls are constructed using fieldstone and granite, alternately laid with "H" connector stones in the Aberdeen masonry style. Large slab limestone quoins and voussoirs highlight the corners and window and door fenestrations. The kitchen tail of the property is likewise constructed of fieldstone and granite with limestone voussoirs.

Historical/ Associative Value:

The residence was built on the land originally owned by John McFarlane, the father of Duncan McFarlane. John purchased Lot 16 and part of 17 on Concession 10 upon his arrival from Perthshire, Scotland in 1834, becoming one of the first settlers in the north-eastern part of the Township. He owned the first store in Aberfoyle and named the village after his Scottish birthplace in Perthshire. Duncan, at the age of 16, accompanied his father to Puslinch from Scotland and assisted in clearing the farmland (Annals of Puslinch: 1850-1950, 73).

Duncan McFarlane remained on Lot 16 and in 1870, he commissioned the construction of the present property. He employed stonemason Peter Hume, who utilized large limestone slabs from Georgetown to build the house. The property served as Duncan McFarlane's residence while he dedicated his time to various roles in the community. He served as a founder of the School Section 10, School Trustee, Township Councillor for twenty years, Deputy Reeve for three years, and was a Justice of the Peace member until his passing in 1892.

Following Duncan's death, his youngest son, Robert James McFarlane, took over the homestead and resided there until his own passing in 1927. By 1950, Duncan, the son of Robert, had become the occupant of the property.

The property remained within the McFarlane family for several generations until recently when it was sold. The new owners conducted sympathetic renovations, aiming to preserve the physical appearance of the property as closely as possible to its original state.

Contextual Value:

The property maintains a strong visual and historical connection to its surroundings, as it stands amidst numerous residences belonging to Scottish settlers from Perthshire in the Badenoch/Corwhin/Arkeil area, as well as other structures built by Peter Hume. Its physical presence serves as a testament to the craftsmanship of local tradesmen and highlights the interplay between industries beyond Puslinch, as the building materials were sourced from nearby areas. Furthermore, the property effectively exemplifies its purpose within its immediate environment, having served as a farmhouse for the adjacent farmland owned by the McFarlane family.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 7751 Maltby Rd. E.

Duncan McFarlane:

- Original fenestration
- Extant doors and windows
- Limestone and granite bricks exterior walls and Aberdeen bond masonry
- Original chimneys
- Limestone voussoirs and quoins
- Height, scale, and massing of the two storey residence
- Original stone chimneys

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 021-2025

Being a by-law to authorize the designation of real property located at 4677 Watson Road South, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 4677 Watson Road South, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 4677 Watson Road South, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 021-2025

4677 Watson Road South,
Puslinch

PIN: 71188-0263

Legal Description: PART LOT 13, CONCESSION 10, TOWNSHIP OF PUSLINCH, PART 2
PLAN 61R502, SAVE & EXCEPT PART 1 PLAN 61R21367 & PART 1 PLAN 61R22321;
TOWNSHIP OF

DRAFT

Schedule "B"
To
By-law Number 021-2025

4677 Watson Road South,
Puslinch

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF
HERITAGE ATTRIBUTES**

The property located at 4677 Watson Road South, Puslinch, meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

The property retains significant cultural heritage value in its rare fieldstone Queen Anne architecture. The property is historically associated with the Crastor Johnston family, the John Murray family, and the Village of Arkell. It is contextually significant to other stone buildings in Arkell built by stonemason, Robert Lamb.

Design Value:

The property was built for John Murray in 1896. It is a rare, and the only example in Puslinch Township, of a two-and-a-half-storey Queen Anne Revival/Italianate-style house built of large cut field granite, fieldstone and limestone. Queen Anne architecture is usually rendered in brick or wood to accommodate the asymmetrical form, multiple planes, and decorative treatments of this style. In this case the builders applied Italianate detailing to the Queen Anne form and mass to achieve this effect. Features characteristic of the Queen Anne style on this residence include the two-and-a-half-storey height with a steeply pitched cross-gabled roof. The front Gothic gable is to one side of the front facade. A projecting two-storey bay under the Gothic gable, is typical Queen Anne design. In contrast to the heavy granite and fieldstone of the main facade, the bay is constructed of finely cut limestone with a separate parapeted roof with cornice and brackets. It is windowed on both storeys, with windows canted to fit the bay. The original double-hung entry porch with a second story exit door tucked beside the projecting bay is also Queen Anne design (porch has deteriorated). The residence has a two-storey fieldstone and granite rear extension, perpendicular to the main structure, that accommodates a long veranda with posts and fan brackets; the latter also characteristic of the Queen Anne style. Wide eaves with paired decorative scroll brackets, and arched windows in the upper storeys illustrate the Italianate influences. All lintels and sills are cut stone. The construction of the residence was overseen by local stonemason Robert Lamb, who completed the project in 1896. The grandeur of the endeavor was highlighted in the Arkell newspaper, which showcased the advanced skills of Scottish stonemasons in the area during that era.

Historical/Associative Value:

The property, originally settled by the Crastor Johnston family in 1839, was sold to John Murray in 1871, following his marriage to Catherine Johnston in 1866 and the death of Crastor Johnston in 1867. Crastor had no sons to inherit or work the property. The pre-1851 two-storey stone house that the Johnston family had built on the property was replaced by Murray in 1896. Murray was a farmer and livestock breeder and a prominent figure in Arkell, playing a vital role in various aspects of community building. He served as Secretary of the School Board for School Section #1, facilitated the purchase of the school bell for the Arkell Schoolhouse, and was involved in hiring teachers. He was a director of the Puslinch Agricultural Society. He also organized church gatherings for his Presbyterian peers and was regarded in the Township as a man of integrity and generosity. John Murray and his wife Catherine raised a large family, many of whom became active community contributors. This property reflects the economic status of the Murray family at the time they had the residence built.

Contextual Value:

The property is physically connected to its surroundings through the use of local stone for the house construction and the stonemason Robert Lamb, who also built the 1875 Arkell teacherage. The property is situated in proximity to other mid to late 19th century properties with heritage significance including the Thomas Arkell Georgian manor farmhouse, and the William Hume and James Orme Neoclassic residences, that collectively exemplify the history and agricultural prosperity of the Arkell area.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 4677 Watson Road South.

John Murray House:

- Height, scale, and massing of two-and-a-half storey property
- Field granite, fieldstone and limestone fieldstone masonry walls
- Original/extant door and window fenestrations
- Decorative eaves-brackets
- Two storey limestone bay with parapet roof and original fenestration

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 022-2025

Being a by-law to authorize the designation of real property located at 4726 Watson Road South, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 4726 Watson Road South, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 4726 Watson Road South, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 022-2025

4726 Watson Road South,
Puslinch

PIN: 71187-0143

Legal Description: PART LOT 10, CONCESSION 9 PUSLINCH PART 1, 61R22486; TOWNSHIP
OF PUSLINCH

DRAFT

Schedule "B"
To
By-law Number 022-2025

4726 Watson Road South,
Puslinch

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

The property located at 4726 Watson Road South, Puslinch, meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

The property retains cultural heritage value in the masonry and design of this vernacular 'Ontario House' stone residence and its stone barn. It has significant historical association with William Rae, a Scottish stonemason and farmer. Contextually the property is associated with Scottish masonry in the Arkell area.

Design Value:

The property is an example of a vernacular one-and-a-half-storey "Ontario House" style residence built with a high degree of craftsmanship. This architecture design's components include a three-bay front façade, side-gabled roof with a centred and peaked front gable over a Gothic arched window on the second floor. Three symmetrical sash window fenestrations are on the lower storey of the front facade. Unlike other residences in the Township with this architecture, this property's main doorway is not centred in the front facade, is off to the side leading into a one-storey cross-gabled wing with a peak parallel to the main body of the house. This peak once supported a bell and belfry for calling farm workers. The property has a small sash window fenestration on the side facades of the upper half storey.

William Rae was living on this property in a log house in 1861. He built this house sometime during the next decade. His skill as a stone mason is evident in the large lime-taped, coursed granite and limestone walls with Aberdeen components. Quoins are large cut limestone, and all window and door fenestrations feature cut limestone voussoirs, surrounds and sills.

Additionally, the property's bank barn is of high craftsmanship, as it is also made of stone and consists of an interesting drive-through central opening made for horses to go right through after being unhitched from their loads.

Historical /Associative:

William Rae was a skilled Scottish stonemason credited with building numerous farms in Eden Mills and Lower Puslinch. He was also a successful farmer. He set standards for agricultural education and played a pivotal role in promoting the high-level breeding of sheep and cattle. Rae was an active member of the Puslinch Agricultural Society and a key figure in the Puslinch Farmers Club, where he transformed how farming knowledge and purchasing were shared among agricultural workers in Puslinch and throughout Ontario. His leadership and innovations helped shape the agricultural landscape of the region.

Contextual Value:

The property is part of a larger landscape of properties featuring Scottish stonemasonry from the same period in the Arkell area, such as those owned by Adam Hume, and James Orme. The property's stone building materials were sourced from the immediate area, linking the residence physically and historically to its landscape.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 4726 Watson RD S:

William Rae House:

- Original window and door fenestration
- Original rubble foundation
- Exterior original stone walls: front and side facades including wing
- Limestone voussoirs, sills and surrounds
- Form and mass of building with wing

DRAFT

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 023-2025

Being a by-law to authorize the designation of real property located at 483 Arkell Road, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 483 Arkell Road, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 483 Arkell Road, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 023-2025

483 Arkell Road,
Puslinch

PIN: 71187-0003

Legal Description: PT LOTS 7, 8, 9 & 10, CONCESSION 9 , TOWNSHIP OF PUSLINCH, AS IN
MS65216 SAVE AND EXCEPT PT 1 61R2845 ; TOWNSHIP OF PUSLINCH

DRAFT

Schedule "B"
To
By-law Number 023-2025

483 Arkell Road,
Puslinch

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF
HERITAGE ATTRIBUTES**

The property situated at 483 Arkell Road, Puslinch, meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

The property holds significant cultural heritage value in its outstanding architecture, in its primary role in the settlement and development of Farnham and Arkell Villages and in its role in the advancement of agriculture in Puslinch, nationally and internationally. It is intrinsically connected to the heritage landscape of the Arkell area. The property remains a symbol and landmark for the Village of Arkell.

Design Value:

The English-style Georgian cut and dressed stone residence on this property was built by Thomas Arkell in 1852 and is regarded as the "finest example of English architecture in Canada." (Jean Hutchinson: History of Wellington County.) The exterior architectural integrity has been maintained.

Thomas Arkell drew up the plans for the building of an English manor house based on the Georgian-style architecture in his native England. This residence was intended to be the manor farmhouse for a model village designed by Thomas Arkell and named "Farnham." He cut the lumber for the building, allowing it to dry for five years in preparation for the new residence. Construction of the building, known as "Stonehaven," commenced in 1849.

Thomas enlisted the expertise of stonemason George Batterson, who came from England to oversee the quarrying from the property and cut and dress the stone. Carpentry was completed by Mr. Cook and Mr. Roberts. The finished two-and-a-half-storey side-gabled coursed fieldstone structure with 5 bays on the rear facade retains its original end-gable double interior chimneys, original fenestration with a central entrance on the ground storey with transom and side-lights. A belt course of cut stone separates the first and second storeys. The fenestration on the front facade is not symmetrical; three window fenestrations on the second storey and four fenestrations including a central doorway on the first storey. All fenestrations have large cut limestone lintels, and ledges on windows. The residence hardware was done by George Nichols, a local blacksmith. Original six over six mullioned windows have been replaced. An original or early single storey stone shed is attached to the east side of the residence.

Historical/ Associative Value:

Thomas Arkell initiated emigration to Arkell from England, and in so doing, created an English community in a township which was predominantly Scots and German. He imported breeding stock from England and became a major breeder of Cotswold sheep and Shorthorn cattle. Thomas Arkell was also the local magistrate. He built both a sawmill and wool mill on the property.

His son Henry Arkell continued this practice at the farm and became a major breeder of Oxford Down sheep in North America. He was a Director of the Dominion Sheep Breeders' Association and a Director of the American Oxford Down Association for ten years.

In 1955, the Ontario Agriculture College (O.A.C.) acquired the property, including Stonehaven, and continues to practice livestock breeding and research activities on the property.

Contextual Value:

Stonehaven holds contextual value in its juxtaposition to the surrounding properties that were surveyed by David Gibson as lots for Thomas Arkell's Farnham village design. Across from the property lies the Farnham village green, and the Farnham cemetery, part of the 1845 Anglican church property (church building since demolished), and where the Arkell family is buried. Stonehaven serves as a landmark on Arkell Road leading to the Village of Arkell, both named after Thomas Arkell.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 483 Arkell Rd:

- Original fenestration
- Cut and dressed stonework walls
- Stone twin interior chimneys
- Stone lintels and ledges
- Original hardware
- Height, scale and massing of the two-and-a-half-storey property

DRAFT

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 024-2025

Being a by-law to authorize the designation of real property located at 43 McClintock Drive, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 43 McClintock Drive to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 43 McClintock Drive, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 024-2025

43 McClintock Drive,
Puslinch

PIN: 71207-0299

Legal Description: PUSLINCH CON 1 PT LOT 4 PLAN;373 LOTS 1 2 26 TO 36 PT BLK;A PT LAKE AVE PT RDS PT BLVD;RP 61R166 PARTS 2 TO 6 8 TO;14 PT PARTS 1 AND 7

DRAFT

Schedule "B"
To
By-law Number 024-2025

43 McClintock Drive,
Puslinch

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

The former hotel building located at 43 McClintock Dr, Puslinch, has cultural heritage value associated with the history of the commercial and hospitality industry in and around Puslinch Lake. This value is retained in the former 1880 frame Puslinch Lake Hotel. It is the last remaining nineteenth century hotel building on Puslinch Lake. The former hotel building is also associated with George Sleeman of Guelph who owned the hotel and was instrumental in the hotel's successful operation from the 1880s until the 1910s. Although no longer operating as such, the hotel served thousands seeking recreation at Puslinch Lake. As the last remaining hotel on the only natural lake in the region, it is regarded as a landmark. The former hotel building meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value. The property is listed on the Township of Puslinch Municipal Heritage Register and has received a plaque from the Township's Heritage Committee for its cultural heritage value.

The former hotel building includes a rare extant 1880 two-storey framed hotel building with an "L" shaped floor plan. Notable features that can be found on the building include sash style windows throughout, and a hipped roof. A double hung verandah runs across the front façade under the hipped roof. The entrance is located beneath the verandah. Some of the building remains in its original state, with the only recent addition being the framed entrance to the office building adjacent to the former hotel's entrance.

Historical/Associative Value:

Puslinch Lake was a popular destination for recreation in the nineteenth and early twentieth centuries. The former hotel building, located at Lot 4, Rear Concession 1, was originally owned by Thomas Frame. In 1841, Frame built one of the first hotels in Puslinch Lake on this lot. In 1879 the hotel caught fire and Frame subsequently sold the lot to George Martin, who erected the present hotel structure in 1880. By 1883, the former hotel building was purchased by George Sleeman of Guelph and his partner John Davidson.

George Sleeman was a brewer, entrepreneur and politician and installed a fifty passenger steamboat called "The City of Guelph" to carry passengers to and from his hotel to St. Helen's Island in Puslinch Lake. He was able to attract and influence a variety of patrons to visit and stay at his hotel. Those who came to the Lake Hotel ranged from factory workers through shopkeepers to the wealthy and affluent of not only the Wellington and Waterloo County regions but those of Toronto and London.

In 1907, the City of Guelph acquired the Lake Hotel due to Sleeman's financial failure with the Guelph Railway Company. The Lake Hotel was included in the assets of the company, so when it went into receivership, so did the hotel.

The City of Guelph operated the hotel as a resort until 1930.

Contextual Value:

The former hotel building maintains the unique character of its surroundings as it stands as the sole remaining hotel of several that once served visitors to Puslinch Lake. This hotel serves as a poignant reflection of the area's appearance during the 19th and early 20th century, and a reminder of the role of Puslinch Lake as a leisure destination for Wellington County during this time. As a result, the property's hotel have earned the status of a landmark, symbolizing its enduring relationship with not only many Puslinch and Guelph

families over generation, but those from different surrounding areas as well. Throughout the years, it has played a pivotal role in providing a range of services and hosting a variety of activities for the residents.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for the former hotel building at 43 McClintock Drive:

- Height, scale, and massing of original two storey building
- Frame construction
- Double hung veranda
- Hipped roof

DRAFT

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 025-2025

Being a by-law to authorize the designation of real property located at 32 Brock Road North, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 32 Brock Road North to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 32 Brock Road North, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Courtenay Hoytfox, Clerk

Schedule "A"
To
By-law Number 025-2025

32 Brock Road North,
Puslinch

PIN: 71197-0078

Legal Description: PT LOT 19, CONCESSION 7, TOWNSHIP OF PUSLINCH, PT 2, 61R3522;
TOWNSHIP OF PUSLINCH

DRAFT

Schedule "B"
To
By-law Number 025-2025

32 Brock Road North,
Puslinch

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF
HERITAGE ATTRIBUTES**

The property, the former School Section #4, located at 32 Brock Rd N, Puslinch, possesses significant cultural heritage value due to its association with the educational and social history of Township of Puslinch and the Aberfoyle area. This value is retained in the 1872 stone schoolhouse on the site. This building represents the efforts of the board of School Section 1 to provide free public elementary education to the local community. The schoolhouse was constructed in 1872 using building plans published by the Ontario Department of Education in the mid-nineteenth century as a guide. The property's architectural value lies in the exceptional craftsmanship attributed to local contractor, Robert Little. Many of the architectural elements present here are unique in the Township. The schoolhouse's strategic placement in an area where numerous Aberfoyle and area families attended adds to its historical importance. Given its pivotal role in the history of Puslinch, and growing urban development along Brock Road the property and its schoolhouse hold the status of an historical and geographic landmark. The property meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value. The property is listed on the Township of Puslinch Municipal Heritage Register and has received a plaque from the Township's Heritage Committee for its cultural heritage value.

Design Value:

Constructed according to mid-nineteenth century Ontario Department of Education building plans, the building features elements representative of mid-nineteenth century Ontario schoolhouse design: front gable roof, single-storey rectangular form, window fenestrations on the side walls and a front facade with two entrances: one for girls and one for boys. This property showcases an outstanding and distinctive example of architectural interpretation of these plans and local stone masonry, combining Gothic and Italianate detailing. The contractor for the structure was Robert Little. Notable design features include the exterior walls cut from granite and amphibolite stone in coursed "Aberdeen bond." The schoolhouse is fitted with original large Romanesque sash windows on the side walls furnished with Gothic rectangular wood tracery muntins. A singular large Romanesque window is on the front façade. These windows feature intricate and distinctive limestone masonry in the large voussoirs, surrounds and sills. The front entrance maintains its original configuration, with separate doors for boys and girls, each equipped with Romanesque transoms and limestone voussoirs. An ocular datestone with a limestone surround under the front gable is inscribed "School Section 4 Puslinch 1872." The roof holds the schoolhouse's original belfry and bell.

Historical or Associative Value:

As Puslinch was settled, it was divided into twelve school sections (SS). The residents of each section built their own school, which not only represented and defined the geographic community but also became a centre for community activities.

This stone schoolhouse built in 1872 by Robert Little was the third incarnation of the School Section #4 succeeding a log structure (1832) and a frame building (1846). The schoolhouse's strategic placement in an area where numerous Aberfoyle and area families attended adds to its historical importance. The property served as an elementary school and social centre for the Aberfoyle school community from 1872 until 1959 when the new Aberfoyle School was established.

Contextual Value:

The property is emblematic of this once thriving village of Aberfoyle. It is surrounded by several other heritage properties along Brock Road in the Aberfoyle area. These residences, including the George McLean, John Hammersley, and Peter McLaren houses, among many others, played a significant role in shaping and establishing this part of Puslinch. The property is also in close proximity to the Aberfoyle Mill and Aberfoyle blacksmith and wagon shop, industrial heritage properties demonstrating the importance of the property's location as a hub of industry and services. The property holds the status of a landmark due to its architectural excellence and rich and complex history within the Township. Over the years, it has served numerous generations and families, playing crucial roles in both education and commercial activities.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 32 Brock Road North:

- Height, scale, and massing of original schoolhouse building
- Stone exterior walls in Aberdeen bond
- Romanesque door and window fenestration
- Gothic tracery windows with wood muntins
- Limestone voussoirs, sills and trim on all fenestration
- Date stone
- Belfry and bell



REPORT ADM-2025-002

TO: Mayor and Members of Council

PREPARED BY: Laura Emery, Communications & Committee Coordinator

PRESENTED BY: Laura Emery, Communications & Committee Coordinator

MEETING DATE: January 22, 2025

SUBJECT: Heritage Designation By-law for 2024 Designation Objection

RECOMMENDATION

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 designation 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 [affirms/withdraws] its decision to designate the following properties pursuant to Section 29, Part IV of the Act:

- 1. 6714 Concession 1**

That Council give three readings to the following by-laws attached as schedules to this report:

- 1. Schedule B – BL2025-026 Designation By-Law for property municipally known as 6714 Concession 1**

Purpose

The purpose of this report is to present the designation by-law for 6714 Concession 1 for Council's consideration and adoption, in accordance with Section 29 of the *Ontario Heritage Act, R.S.O. 1990, c. O.18* (the Act). This by-law pertains to the property that has raised an

objection to the intention to designate, as directed by Council during the October 9, 2024 and December 18, 2024 Council meeting. Furthermore, the report seeks Council's direction to proceed with the designation process.

Background

Council, at its meeting on December 18, 2024 considered the objection for the property municipally known as 6714 Concession and affirmed its intention to proceed with the designation process.

The following engagement has been completed with the property owners:

1. Staff met with property owners on November 28, 2024, to discuss outstanding concerns and the objection letter received.
2. Staff met with and performed a site visit with property owners on January 8, 2025, to review the heritage attributes listed in the by-law.
3. Following the site visit it was confirmed that no windows and doors are original, and staff amended the draft by-law attached as Schedule B removing the following listed attribute:
 - a. "Extant original windows and doors"

Options for Council:

Option 1 (Recommended)

Council can affirm its decision to proceed with the designation of the aforementioned properties and adopt the by-laws as presented. In accordance with Section 29(8) of the Act Council must pass the designation by-law within 120 days after the publication of the notice of intention to designate.

Option 2

Council may choose to withdraw its notice of intention to designate the property, pursuant to subsection 29 (7) of the Act. Should Council choose this option, the Municipal Clerk will issue a notice of withdrawal to the property owner, Ontario Heritage Trust and publish the notice in accordance with the Township's Ontario Heritage Act Alternative Notice Policy. Staff are not recommending the withdrawal of the notice of intention to designate. Staff's recommendation is supported through the statement of heritage cultural value or interest for each property, which was prepared by the Heritage Advisory Committee and peer reviewed by the Township's Heritage peer reviewers.

Option 3

Should Council choose not to pass the heritage designation by-law and not withdraw its intention to designate, the notice will be deemed withdrawn upon the lapse of the 120 day period following the publication of the notice of intention to designate in accordance with Section 29(9) of the Act on February 14, 2025. If the 120-day period has lapsed without Council passing a designation by-law, staff shall serve notice of the withdrawal to the property owner, Ontario Heritage Trust and in accordance with the Township's Ontario Heritage Act Alternative Notice Policy. Staff are not recommending this option. Staff's recommendation is supported through the statement of heritage cultural value or interest for each property, which was prepared by the Heritage Advisory Committee and peer reviewed by the Township's Heritage peer reviewers.

Financial Implications

None

Applicable Legislation and Requirements

Ontario Heritage Act, R.S.O. 1990, c. O.18

Attachments

Schedule 'A' – Notice of Objection – 6714 Concession 1

Schedule 'B' – BL2025-026 Designation By-law for the property municipally known as 6714 Concession 1

Respectfully submitted,

Reviewed by:

Laura Emery,
Communications & Committee
Coordinator

Justine Brotherston,
Interim Municipal Clerk

Kellor Holdings



6714 Concession 1, Puslinch, ON N0B 2J0

wolfman@casalobo.ca

November 10, 2024

Puslinch Township Council
7404 Wellington Road 34
Puslinch, Ontario, N0B 2J0

Subject: Objection to Proposed Heritage Designation of Roll # 3-01600 - CON 1 PT LOT 9, also known as, 6714 Concession 1 Puslinch Donald Ferguson House, Store and Post Office, c1869.

Dear Members of the Council,

I am writing as a director of Kellor Holdings to formally object to the proposed designation of our family property at 6714 Concession 1, Puslinch, ON N0B 2J0, as a heritage property. While we appreciate the Township's commitment to preserving local history and share a respect for maintaining the architectural integrity of the property, we firmly believe this designation is unsuitable for us.

My father purchased this property with the vision of creating a place for our family to enjoy, work, and play together. The historical significance of the house and post office is meaningful to us, and we are dedicated to preserving it to the best of our ability. The property is owned by Kellor Holdings, owned by my mother and my late father's estate. It will be placed in a family trust with no plans to sell. Its integrity will remain intact under our stewardship. However, the proposed designation would impose undue restrictions and challenges, preventing us from using and managing the land as intended based on the following:

→ **No Agreement to Restrictions at Purchase**

When we acquired this property, it was with the understanding that it was free of heritage designation or restrictions. We invested in it with the goal of implementing a managed forest plan, expanding gardens to grow produce for donation to the local Food Bank, and maintaining the property's natural and historical features. Imposing a heritage designation now would fundamentally alter the terms under which we acquired the property and contradict these goals.

→ **Impact on Property Rights and Bureaucracy**

Heritage designation would significantly limit our ability to make changes or improvements, including landscaping and renovations. Even minor changes, such as repainting trim or cladding, which is not original to the property, would require permits or permit waivers. This level of bureaucracy for cosmetic updates is excessive and unnecessary. Ironically, the designation could hinder our ability to potentially restore the building closer to its original state, as it has already been significantly altered prior to our purchase. Restrictions on materials, colors, or designs might make true restoration more difficult or even impossible.

→ **Administrative Burdens and Delays**

The permit process for any changes, regardless of scope, involves multiple reviews and approvals, including by the Municipal Clerk, the Heritage Advisory Committee, and Township Council. These layers of bureaucracy concoct unnecessary administrative work for both the township and the owners, creating delays that complicate effective property management and conflicts with the ease and autonomy of property ownership. Due to these processes, repairs could be unnecessarily delayed, risking further deterioration and increasing costs for us. These challenges discourage healthy, proactive stewardship of the property and would discourage healthy forward movement of the property.

→ **Financial Costs of Compliance**

While the heritage permit itself is free, owners bear the financial burden of compliance which extends far beyond the application process. This includes third party costs of an external review, including hiring consultants for Heritage Impact Assessments or Conservation Plans.

Additionally, maintenance or renovations on a designated heritage property often necessitate the use of specialized labor, materials, and techniques that align with

heritage preservation standards, rather than our own ability to make repairs as the homeowners. These services come at a significantly higher cost than standard repairs or landscaping efforts. For property owners like us, any activity that involves altering the landscape or utilizing heavy machinery could be subjected to heritage oversight and necessitate expert reviews or approvals.

These compounded expenses make the ongoing upkeep and realization of our vision for the property financially unreasonable and place an undue burden on us as responsible owners. These financial burdens should not be placed on property owners without their consent.

→ **Conflict with Environmental Stewardship**

Our registered managed forest plan promotes biodiversity, environmental health and sustainable land use, aligning with Ontario regulations and professional standards. However, heritage designation may conflict with these goals by imposing restrictions on landscaping and machinery use, curtailing the ecological potential of the property. Such restrictions would undermine our ability to contribute to sustainable land management.

→ **Impact on Property Value and Family Vision**

The designation could limit our ability to customize and enhance the property in ways that reflect our personal style and family's needs. Additionally, the restrictions could reduce the property's value and appeal to our family's future generations, who may view the designation as an obstacle to development or customization, potentially impacting property value negatively as we do.

Source: Township of Puslinch, *Heritage Permit Application Guide*. August 2024. Available at: <https://puslinch.ca/wp-content/uploads/2024/08/Final-Heritage-Permit-Application-Guide.pdf>. Accessed November 10, 2024.

Ultimately this proposed designation directly contradicts our goals for the property, creates unnecessary financial, undue administrative pressures, and practical challenges like hindering our ability to maintain the health of our forest, and uphold our managed forest plan. While we remain committed to preserving the historical significance of the property, we believe that heritage preservation must be voluntary and aligned with the property owner's intent. Imposing this designation without our agreement disregards our rights as the property owners and our dedication to responsible stewardship.

While we are committed to preserving the integrity of the property as part of our family's legacy and the townships history we respectfully urge the Council to reconsider this designation and allow us to continue managing the property in a way that balances historical preservation with practical use and environmental sustainability without undue restrictions.

Thank you for your attention to this matter.

Sincerely,

Dana Coffelt



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 026-2025

Being a by-law to authorize the designation of real property located at 6714 Concession 1, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 6714 Concession 1 to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 6714 Concession 1, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 026-2025

6714 Concession 1,
Puslinch

PIN: 71207-0307

Legal Description: PART LOT 9 CON 1 TOWNSHIP OF PUSLINCH AS IN MS114229 EXCEPT
PT 1 61R10545; TOWNSHIP OF PUSLINCH

DRAFT

Schedule "B"
To
By-law Number 026-2025

6714 Concession 1,
Puslinch

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

The property situated at 6714 Concession 1, Puslinch, meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

The design of the property is a complex of early commercial and domestic architecture, rare in the Township of Puslinch. The property is historically associated with Highland Scots immigration to the area and the early commercial and postal history of the Killean. The property is contextually associated with the Killean cemetery and the Concession 1 extant properties built by the Scottish families who emigrated there.

Design Value:

The property consists of two joined structures. The earliest building is a one and one-half storey front gabled fieldstone building erected by Donald Ferguson c. 1865 as a commercial building to house a general store, a post office and included the family domicile. The extant 1860s commercial architectural elements include the double-doored first storey entrance with transom, and single large rectangular display windows on either side, originally with 12/8 mullioned panes. The second story has two six over six mullioned windows placed above the display windows.

In 1869 Ferguson built a front-gabled fieldstone one and one-half storey farmhouse adjacent to the rear of the store and connected to it by a single-storey stone extension that served as the post office.

Historical /Associative:

Donald Ferguson was born in Inverness Shire Scotland and emigrated to this property on the First Concession of Puslinch, an area settled and occupied by Highland Scots from the parish of Killean in the Kintyre peninsula in Scotland. Ferguson named the store "Scotch House" and as Postmaster, identified the location legally as "Killean". The farm and its farmhouse were named "Glenmore". The property served as an important commercial and social centre for the area. Ferguson was a community leader in Killean and a Justice of the Peace.

Contextual Value:

The Donald Ferguson property holds contextual significance to the Killean landscape. The adjacent Killean cemetery is on land donated by Donald Ferguson and his neighbour John Thomson and serves as a private burying ground for Killean settlers and their descendants, including the Ferguson family. The Ferguson store and post office are a landmark on a streetscape that includes other extant properties from the mid-to-late 19th century built by Scots from the Kintyre peninsula.

Description of Heritage Attributes

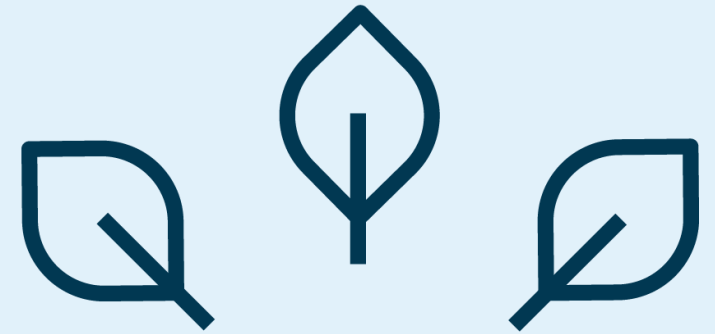
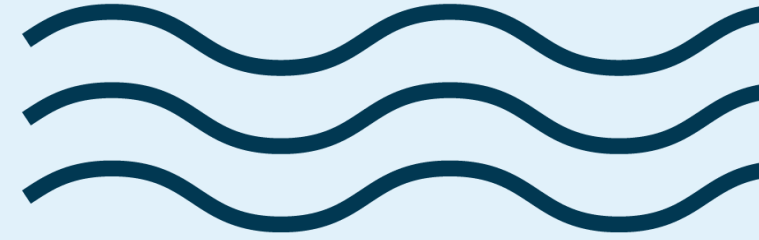
The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 6714 Concession 1.

Donald Ferguson House and Store Complex:

- All original door and window fenestration
- Fieldstone exterior walls, sills and lintels.
- Height, scale, and massing of c. 1865 one and one-half storey general store structure and c. 1869 residence

Township of Puslinch Site Alteration By-law One Year Update

December 18, 2024



*some images are AI generated



Establishing Regulatory By- laws

- The Township, like all municipalities, has the jurisdiction to establish certain regulations through By-laws.
- The Township often does this when there is a problem or concern in the community that needs to be addressed.

Background

- The previous Township Site Alteration By-law, which had been in effect since 2012, was more restrictive than the current by-law due primarily to the following provisions:
 - Prohibited site alterations that involved the importation of fill exceeding 1,000 m³.
 - Required compliance with all aspects of the Control Plan.
 - Mandated public notification for the importation of more than 1,000 m³ of fill.
 - Allowed the importation of fill only if it met the Table 1 Quality Standards.



Background



The Township underwent a thorough review and public consultation prior to passing the current By-law:



Council directed staff to commence a review of the existing Site Alteration By-law in June 2020. Staff, in collaboration with the Township solicitor, prepared a number of drafts incorporating Council's feedback at the following meetings:

March 3, 2021
August 11, 2021
November 24, 2021
December 15, 2021
January 13, 2022



There have been a number of changes to Provincial Regulations and specifically 406/19: On-site and Excess Soil Management. It has taken a significant amount of time to understand the potential impacts to the municipality and to appropriately incorporate provisions into the Site Alteration By-law.

Background



- Council gave three readings to the current By-law on the dates as follows:
 - December 20, 2023
 - January 10, 2024
 - February 7, 2024
- Council directed staff to monitor the administration of the By-law for the first year after By-law approval and report back to Council.

Background - The Current By-law

- There are a number of provisions in the current by-law that provide more flexibility than the previous by-law:
 - Acknowledges Normal Farm Practices and clearly sets out expectations for waivers;
 - Provides for exemptions for 2 trucks loads of fill or less for minor projects;
 - Aligns with the Provincial regime for excess soil management and reuse (i.e. no longer limited to only Table 1 Quality Standards and allows for the application of the Beneficial Reuse Assessment Tool to assess soil quality standards on a case-by-case basis);
 - No maximum limit on the volume of fill importation;
 - Discretion can be applied to the requirements listed in the Control Plan allowing for a reasonable approach based on the scope of the project;
 - Applies to all lands in the Township including lands where the Conservation Authority has jurisdiction; and
 - The fee structure is aligned to best practices as compared to other municipalities with similar by-laws.



Site Alteration By-law Feedback

Thank you for joining the conversation about site alteration in the Township of Puslinch!

Public Feedback

- A survey was open for feedback on EngagePuslinch from January 15, 2024 – August 30, 2024
- 36 responses were submitted
- Survey results are included in the December 18, 2024 Council agenda package.

Public Feedback Concerns Summarized

- Concerns regarding normal farm practices;
- Concerns with high Permit fees;
- Concerns with burdensome & complex documentation requirements;
- Private property rights concerns; and
- Concerns regarding permit requirements for small projects.

Responses to public feedback: concerns regarding normal farm practices

- The purpose of Normal Farm Practice Waiver is to screen proposals to determine whether a permit or waiver is required for the work.
- This process protects the community, the property owner, and the environment.



Case Law: Note from the NFPPB

With respect to the issue of normal farm practice, the focus of the Board is specific. [Subsection 6\(15\)\(4\)](#) of the [Act](#) states that one of the factors the Board must consider are the specific circumstances pertaining to the site in question. In other words, what might be a normal farm practice on one site may not be a normal farm practice on another.

The public should realize that if the Board finds that a fill operation or proposal is not a normal farm practice in any particular case, it may, depending on the circumstances, find it to be a normal farm practice in another. Notwithstanding this fact, evidence of comparable operations in similar circumstances can be of assistance to the Board where circumstances are similar in an attempt to show that the proposal or practice is consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations.



Concerns
regarding
normal farm
practices: Case
law

Snieg v Town of New Tecumseth, 2016

- Application was made alleging that the Town's Site Alteration By-law restricts the Applicant's proposed importation of fill, which the Applicant alleges to be a normal farm practice.
- The applicant proposed to develop the subject property as an apple orchard.
- To do so, he wishes to remove the topsoil from the area to be filled and then to import approximately 87,000m³ of fill to soften the contours of the land and provide better water and air drainage for the proposed orchard.
- The Town's By-law prohibited site alteration and fill importation save an except for the listed exemptions.
- None of the exemptions or exceptions in the By-Law applied to the proposal.

Snieg v Town of New Tecumseth, 2016 Decision

- Given that the By-law restricted the ability to obtain permission to import fill, the Town's By-law was deemed to restrict the specific normal farm practice for the specific site.
- Therefore, the Board Ordered the following:
 - a) The Applicant shall retain the services of a Qualified Person (QP) as defined in [Section 5](#) of [Ontario Regulation 153/04](#) to undertake an assessment to establish the current site condition of the soil and ground water to ensure the site is appropriate to be used as a Receiving Site in accordance with the MOECC – Management of Excess Soils – A Guide for Best Management Practices (Exhibit No. 40);
 - b) The Applicant shall commission a Fill Management Plan to be prepared by a QP. The Fill Management Plan must be in strict compliance with the MOECC-Management of Excess Soil – A Guide for Best Management Practices.

Snieg v Town of New Tecumseth, 2016 Decision

c) The Fill Management Plan must specifically address:

- Procedures to prevent the introduction of invasive plant or animal species;
- Copies of any documentation regarding municipal or conservation authority licenses/permits, provisions of provincial plans which apply to the site, and any requirements of provincial ministries;
- Identification of appropriate soil quality and soil types for excess soil to be received at the site as determined by the QP based on site location/sensitivity, anticipated land use, ground water use/sensitivity, pre-existing site conditions or other factors as to ensure that there is no likelihood of adverse effect;
- Dust and noise control measures;
- Site security measures;
- Traffic and transportation management plan;
- Pre-approval of all Source Sites based on a protocol determined by the Source Site and Receiving Site QPs;
- Protocol for incoming excess soil specifying:
 - That each incoming load have documentation signed by the source site QP which includes appropriate and representative soil analyses confirming the soil qualities acceptable for the receiving site;
 - That visual and olfactory inspections will be conducted of all incoming loads to screen for odour, visible staining or debris; and
 - Contingency measures for load rejections.
- A record keeping system to create and store written documentation to track each incoming load of excess soil including records of:
 - Date and time of arrival of the load to the receiving site;
 - Name and location of the source site;
 - Volume of excess soil received;
 - Documentation from the source site signed by a QP including soil analytical results;
 - Confirmation by the receiving site QP acknowledging that the incoming excess soil is acceptable for receipt at the site;
 - Rejections of any loads of soil due to visible inspection or review of analytical results; and
 - Documentation to the source site owner/operator and QP once excess soil is received, confirming the soil was received and the type, quality and quantity was appropriate.
- Clear signage of the site which identifies a contact name, hours of operation (with reference to local by-laws where appropriate), and daily and after hours contact telephone numbers;
- Storm water management plan, which includes provisions to prevent ponding and flooding;
- Erosion control and run-off control sufficient to prevent impacts to drainage and sediment discharge to nearby water courses or storm water systems, and to ensure materials remain where placed;
- Audit sampling protocols consisting of:
 - Sampling protocols (designed by a QP) sufficient to produce results that would be representative of the volume of excess soil that is being received from each source site; and
 - A contingency plan to identify actions that are to be take in the event that audit sampling or other information identifies concerns with soil quality form a source site.
- Soil placement/segregation protocol sufficient to identify where excess soil from each source site has been place, such that it can be assessed if required.

Snieg v Town of New Tecumseth, 2016 Decision

- d) The Applicant shall comply with all requirements of the Nottawasaga Valley CA and all other legal requirements affecting the subject.

- e) The Fill Management Plan must be submitted to the Chief Building Inspector for the Town of New Tecumseth at least one hundred and twenty (120) days prior to commencement of importation of fill. At least thirty (30) days prior to the commencement of the importation of fill, the Applicant shall enter into an agreement with the Town of New Tecumseth providing for the ability of the Town to enforce the terms of the Fill Management Plan and also to provide for payment by way of cash or letter of credit for any damage deposit provided for in the traffic and transportation management plan.

Stull v Town of Halton Hills, 2014

Concerns
regarding
normal farm
practices: Case
law

- The Applicant was seeking a determination as to whether the placing of topsoil on a portion of a closed gravel pit, in order to farm the property, is a normal farm practice for the purposes of the non-application of the municipal bylaw which prohibits or regulates site alterations within the Town.
- 56,000m³ of fill were imported to the site without a permit, and the applicants were stopped by a court order.
- A site alteration permit was granted by the Town for 6,000m³, and was subject to a number of conditions:
 - A security deposit (10k);
 - Notification to neighbours; and
 - Restricted hours of operation.

Stull v Town of Halton Hills, 2014

The issues the Board was asked to consider:

1. Is the placing of fill on the portion of the former aggregate extraction site (gravel pit), in order to grow agricultural crops, a normal farm practice within the meaning of the legislation?
2. If the placing of fill on the property in question is deemed to be a normal farm practice, does the Town of Halton Hills Site Alteration Bylaw No. 2010 – 0119 and/or the permit issued pursuant to that Bylaw restrict this practice?

Stull v Town of Halton Hills, 2014 Decision

1. The placing of fill on a portion of the former aggregate pit in question, in order to grow agricultural crops, is a normal farm practice within the meaning in the legislation when conducted in a manner as described above.
2. The Town of Halton Hills Site Alteration Bylaw No. 2010-0119 and the conditions of the permit issued do not restrict this normal farm practice.

Concerns
regarding
normal farm
practices: Case
law

Cox v Town of Mono, 2016

- The Applicant was seeking a determination from the Board as to whether his proposal is a farm practice and if so, is the Town's by-law restricting the farm practice.
- Phase 1 of the proposal included importation of approximately 56,263m³ from a fill broker.
- Phase 2 details were not provided.
- The purpose of the fill is to level land and decrease slopes in order to increase the adult flock count of the owner's sheep farm.
- The Town required a permit with conditions:
 - \$2,000 application fee; and
 - \$20,000 securities to cover the Town's costs for reviewing the application.

Cox v Town of Mono, 2016

The issues the Board was asked to consider:

1. Is the proposed practice part of or ancillary to an agricultural operation?
2. Does Mr. Cox have demonstrable plans for the proposed practice?
3. Is the proposed practice a normal farm practice?
4. If the practice is a normal farm practice, is it restricted by the Fill By-Law?

Cox v Town of Mono, 2016

The Board concluded that the Applicant's proposal is not a normal farm practice for the purposes of the non-application of the Fill By-Law. Further, the Applicant does not have standing to bring this Application as he has failed to prove that the proposal is ancillary to an agricultural operation or that he has demonstrable plans. As a result of these determinations, it is not necessary for the Board to consider whether or not the proposal is restricted by the Fill By-Law.

For the above reasons, the Application is dismissed.

Responses to
public feedback:
concerns
regarding high
permit fees

Municipality

Fee Structure

Town of Uxbridge

Work without a permit: double permit fees
Actual Third-Party Costs Recoverable +5% admin fee
Extension of a permit <1,000 m³ = \$300
Extension of a permit >1,000 m³ = \$1,000

Permit fees:

<1,000 m³ = \$605 + / m³ fee

>1,000 m³ = \$2,650 + / m³ fee

Securities:

\$3,000 or the cost to remediate the site, whichever is greater

Per m³ fee:

\$5.00/ m³ fee for all fill importation

Responses to
public feedback:
concerns
regarding high
permit fees

Municipality

Fee Structure

King Township

Work without a permit: double permit fees
Non-compliance fee at final inspection fee: \$500
Permit renewal fee: 50% of the original application fee
Actual Third-Party Costs Recoverable +15% admin fee

Permit fees:

Small (200 m³ - 1,000 m³) = \$2,500

Large (>1000 m³) = \$6,000

Securities:

Small (200 m³ - 1000 m³) = \$10,000

Large (>1000 m³) = \$15,000

Municipal Service Fees (due for permits where fill is being imported)

Enforcement surcharge fee: \$0.25/ m³

Legal enforcement matters surcharge fee: \$0.25/ m³

Responses to
public feedback:
concerns
regarding high
permit fees

Municipality	Fee Structure
<i>Woolwich Township</i>	<p>Work without a permit: double permit fees Permit renewal fee: \$320 Actual Third-Party Costs Recoverable +15% admin fee</p> <p>Securities: \$5,000 or more at the discretion of Director</p> <p>Permit fees: Agricultural use <500 m³ in a 12-month period = \$1,000 Agricultural use >500 m³ in a 12-month period = \$1,000 + / m³ fee Non-res & non-Ag properties = \$3,500 + / m³ fee General use <500 m³ in a 12-month period = \$160 General use >500 m³ in a 12-month period = \$2,700 + / m³ fee</p> <p>Environmental Impact fees (per cubic metre fees): Reducing Graduated /m³ Fee Schedule: 20m³ to 2,499m³ = \$2.00/ m³ 2,500m³ to 4,999m³ = \$1.50/ m³ 5,000m³ to 7,499m³ = \$1.25/ m³ 7,500m³ to 10,000m³ = \$1.00/ m³</p> <p>Over 10,000 m³ is considered a commercial fill permit regardless of site use and requires Council approval. Council may also determine appropriate environmental impact fees per m³.</p> <p>Partial exemptions from the environmental impact fee apply if the fill is sourced within the Township.</p>

Responses to
public feedback:
concerns
regarding high
permit fees

Municipality	Fee Structure
<i>Township of Puslinch</i>	<p>Work without a permit: double permit fees Actual Third-Party Costs Recoverable + 0% admin fee Permit renewal fee: 50% of the original application fee Inspector attendance as a result of a verified violation = \$150</p> <p>Permit fees: Normal Farm Practice = actual third-party cost recovery Minor (<350 m³ over 5-year period) = \$1,000 + / m³ fee Intermediate (350 m³ - 999 m³ over 5-year period) = \$2,000 + / m³ fee Large (1,000 m³ - 9,999 m³ over 5-year period) = \$3,500 + / m³ fee Major (>10,000 m³ over 5-year period) = \$5,000 + / m³ fee</p> <p>Securities: Normal Farm Practice = determined by the Designated Official Minor = \$3,000 Intermediate = \$5,000 Large = \$10,000 Major = determined by the Designated Official</p> <p>Per m³ fee: \$0.24/ m³ fee for all fill importation</p> <p>Permit exemptions for importation <20 m³</p> <p>Council is the approval authority for all Major Site Alteration Permits and agreements.</p>



Responses to public feedback: concerns with burdensome & complex documentation requirements

- The Township By-law is closely aligned with the Province's Excess Soil Regulations.
- These regulations are comprehensive in order to determine the safe and responsible reuse of excess soil.
- Similar to a building permit process, qualified professionals should be retained to ensure projects adhere to Provincial and Local regulations.



Responses to public feedback: concerns with private property rights

- Township Council has authority to pass By-laws to regulate activities on private property that are deemed to be in the public interest.
- Dumping of fill can cause:
 - Contamination to ground/surface water;
 - Disruptions to drainage patterns;
 - Disruptions to water bodies;
 - Damage natural heritage features;
 - Costly damage to roads and infrastructure;
 - Disturbances and impacts to neighbours
- It is critical that the costs and liabilities associated with site alteration work be borne by the property owner(s) that undertake the work and NOT the community taxpayers.

Responses to public feedback: concerns with permit requirements for small projects

- Township's by-law is in-line with comparator municipalities for small or minor permits.
- The permit process protects the property owner from expensive remediation costs, as well as protects the environment, and community.



Activity under the Current By-law

- The Township has 20 site alteration files that have been processed or are currently in process under the current By-law in 2024.
- 3 of the 20 property owners/agents contacted the Township prior to commencing work.
- The remaining 17 files are as a result of a complaint and by-law enforcement.



Activity Under the Current By-law

- Permit types in 2024:
 - Volume unknown: 1
 - Normal Farm Waivers: 0
 - Minor: 1
 - Intermediate: 11
 - Large: 2
 - Major: 5
 - 16,500m³
 - 15,000m³
 - 70,000m³
 - 27,000m³
 - 100,000m³ + (total volume unknown but exceeds 100,000m³)
- The soil types and contaminants:
 - There are a number of sites where the quality of the fill is considered waste and therefore the fill is required to be removed.
 - Contaminated soils from 2024 include exceedances of lead, arsenic, cadmium, and acetone.
- Property owners are paid to accept soil often in lieu of taking the fill to a landfill or other appropriate industrial/commercial site. Payment per truck load ranges from \$65.00-\$200.00.
- A property owner may receive payment in the range of \$455,000 - \$1,400,000 for receiving 70,000m³ of fill.



Looking Ahead

An aerial photograph of a township. The foreground and middle ground are dominated by a dense residential area with many houses and streets. To the left and right of the residential area are large, open agricultural fields, some of which are brown, suggesting they have been harvested. In the background, a large, blue lake is visible, surrounded by trees and some industrial or commercial buildings. The sky is clear and blue.

- The Township is uniquely positioned geographically:
 - Pressure on 4 sides from the neighbouring urban centres (Milton, Cambridge, Guelph, and Hamilton)
 - Intersected by 2 provincial highways (Highway 6 and the 410)
 - Within 1 hour of the GTA

Looking Ahead

- The implementation of amendments to Ontario Regulation 406/19 will significantly increase fill importation to rural areas in close proximity to the GTA.
- Municipalities with robust regulations and processes in place will be better positioned to address illegal activities.



Looking Ahead

An aerial photograph showing a residential neighborhood in the foreground, a large brown agricultural field in the middle ground, and a lake with islands in the background. The scene is captured from a high angle, looking down on the landscape.

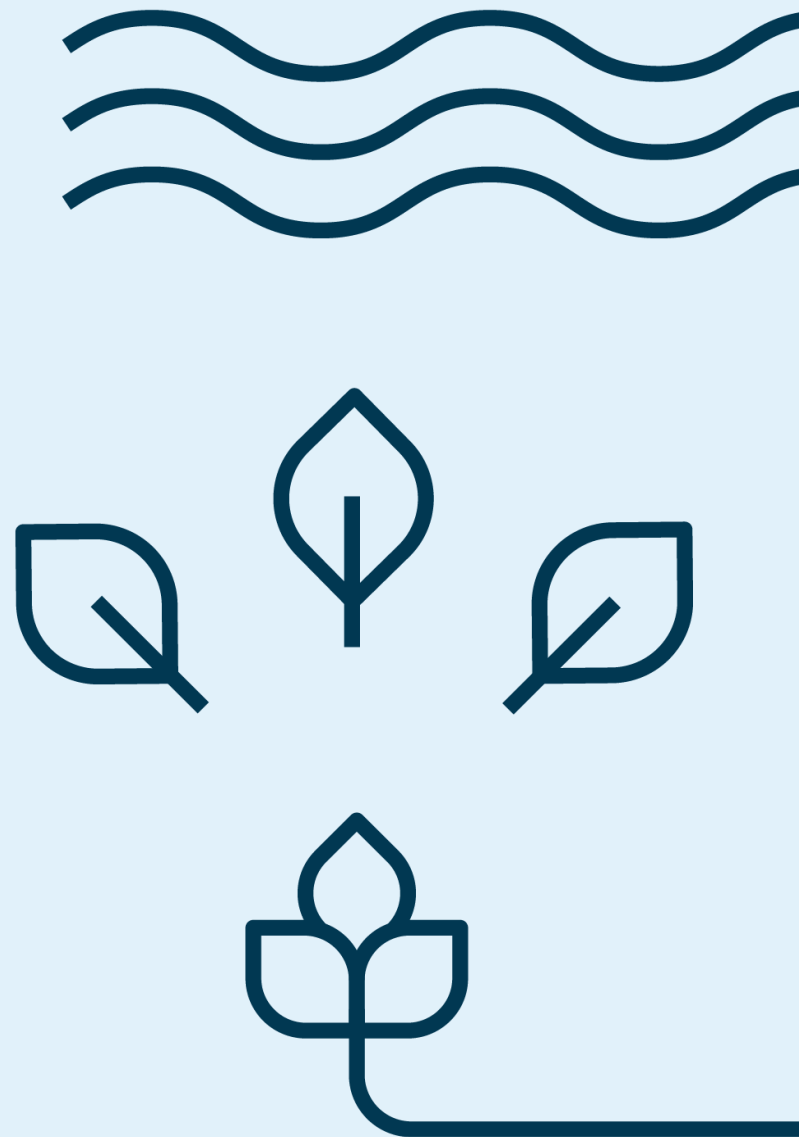
- OMAFRA reviewed the By-law and provided suggested revisions as follows:
 - Use the words ‘Normal Farm Practice’ and let the dictionary or open legal interpretation of that stand.
 - Leave ‘in accordance with’, but substitute “the Farming and Food Production Protection Act, 1998” instead of “the Ministry of Agriculture, Food and Rural Affairs
- Staff will bring forward an amendment to the By-law in 2025 to incorporate these revisions.

Looking Ahead

An aerial photograph of a suburban residential area. In the foreground, there is a dense neighborhood of houses with grey roofs and green lawns. A large, open, brown field is visible in the middle ground, adjacent to a road. In the background, there is a large body of water, possibly a lake or reservoir, surrounded by trees and a hazy horizon.

- The Township will continue to educate the public.
- A social media campaign was commenced over the summer 2024 and more are planned for 2025.
- Guides and an initial assessment form have been created for ease of navigating the permit process.
- The permit application will migrate to CloudPermit in 2025 to ease the review process for the public and staff.

Thank You





REPORT PD-2025-001

TO: Mayor and Members of Council

PREPARED BY: Lynne Banks, Development & Legislative Coordinator

PRESENTED BY: Lynne Banks, Development & Legislative Coordinator

MEETING DATE: January 22, 2025

SUBJECT: Heritage Lake LP - Release of Securities
Condominium Agreement
File: L04-HER

RECOMMENDATION

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.

Purpose

The subject lands, as shown on the Key Map attached to this report, were developed by Heritage Lake LP in 2010. The subject lands are located on the south side of Wellington Road 34 and east of Highway 6. The property has an area of approximately 80.0 hectares (197.7 acres). The owner has advised that all requirements of the Condominium Agreement have been completed and is requesting the return of the remaining securities currently held by the Township in the amount of \$823,776.42.

Background

In May 2010, the Township entered into a Condominium Agreement with Heritage Lake LP and Coldpoint Capital Corp. Under the terms of the agreement the Owner was required to provide the Township with securities in the amount of \$2,796,035.67 to be held by the Township to guarantee that the works and services as set out in the agreement were installed and completed as per the terms of the agreement. The agreement allowed that the securities could be reduced

from time to time as works are completed in accordance with terms of the agreement. As such, following reductions in the security over the last 14 years, the current amount of the security is \$823,776.42. A copy of the registered Condominium Agreement is attached as Schedule “B” to this report.

The remaining securities will be released once the Township is satisfied that payment has been received from the owner for any/all outstanding invoices.

GEI, the Township’s engineering consultants, reviewed the following supporting documentation and found it to be satisfactory, and recommended that in their opinion the conditions required for the final letter of credit reduction, as described in the Vacant Land Condominium Agreement executed on May 19, 2010, have been met.

1. Updated internal servicing cost estimates, indicating that all works have been fully completed.
2. Certification of Surface Works, prepared by Stantec and dated September 18, 2024.
3. Landscape Certification, prepared by Hill Design Studio Inc. and dated July 21, 2023.

Financial Implications

None

Applicable Legislation and Requirements

Planning Act, R.S.O. 1990, *as amended*
Condominium Act, 1998, S.O. 1998, c.19

Attachments

Schedule “A” – Key Map
Schedule “B” – Registered Condominium Agreement

Respectfully submitted,

Reviewed by:

Lynne Banks
Development & Legislative
Coordinator

Justine Brotherston
Municipal Clerk

Schedule "A"
KEY MAP



The applicant(s) hereby applies to the Land Registrar.

Properties

PIN 71201 - 0129 LT

Description PT RD ALLOWANCE BTN CON 2 & 3, DES AS PT 11, 61R-11348 TOWNSHIP OF PUSLINCH

Address PUSLINCH

PIN 71201 - 0127 LT

Affects Part of Prop

Description PT LTS 23, 24 & 25, CON 2, PTS 1, 2 & 3, 61R-5912; PT LOT 25, CON 2, PTS 1, 2, 3, 4, 5 & 6, 61R-10437; PT LOT 25, CON 2, PT 1, 61R-10933; SAVE AND EXCEPT PT LTS 23 & 24, PTS 1,2,3 & 4 ON, 61R7188 PARTS OF LOTS 23,24, AS PARTS 1,2,4,5,6,7,9,12 ON 61R-11348 PT LOT 25 AS PTS 13,16,17,18,19,20 ON 61R-11348 S/T EASE 1S12153 OVER PTS 23, 24 AS PTS 2,4 & 6, ON 61R-10437, TOWNSHIP OF PUSLINCH

Address PUSLINCH

Consideration

Consideration \$ 2.00

Applicant(s)

The notice is based on or affects a valid and existing estate, right, interest or equity in land

Name THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

Address for Service 7404 Wellington Road 34
R.R. #3,
Guelph, Ontario
N1H 6H9

I, Brenda Law, have the authority to bind the corporation.

This document is not authorized under Power of Attorney by this party.

Statements

This notice is pursuant to Section 71 of the Land Titles Act.

This notice is for an indeterminate period

Schedule: See Schedules

Signed By

Gerard Hayes Murphy 84 Woolwich Street acting for Signed 2010 06 30
Guelph Applicant(s)
N1H 6M6

Tel 519-822-8150

Fax 5198221921

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

MCELDERRY & MORRIS 84 Woolwich Street 2010 06 30
Guelph
N1H 6M6

Tel 519-822-8150

Fax 5198221921

Fees/Taxes/Payment

Statutory Registration Fee \$60.00

Total Paid \$60.00

file

VACANT LAND CONDOMINIUM AGREEMENT

between

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

and

HERITAGE LAKE LP

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SCHEDULES

- A DESCRIPTION OF LANDS BEING SUBDIVIDED
- B PLAN OF VACANT LAND CONDOMINIUM
- C LIST OF SERVICES TO BE CONSTRUCTED AND UTILITIES TO BE PROVIDED ON THE COMMON ELEMENTS
- D ESTIMATED COSTS
- E LANDS AND EASEMENTS TO BE CONVEYED
- F MONIES PAYABLE TO THE TOWNSHIP
- G MONIES PAYABLE BY THE TOWNSHIP TO OWNER
- H LIST OF APPROVED ENGINEERING DRAWINGS AND SPECIFICATIONS
- I PROTOCOL FOR THE CONSTRUCTION OF PRIVATE WELLS
- J CONDITIONS OF DRAFT PLAN APPROVAL

TOWNSHIP OF PUSLINCH

VACANT LAND CONDOMINIUM AGREEMENT

THIS AGREEMENT made in quadruplicate, the 19th day of May, 2010

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

hereinafter called the "Township" of the FIRST PART

- and -

HERITAGE LAKE LP

a limited partnership formed under the laws of the Province of Ontario, hereinafter called the "Owner" of the SECOND PART

- and -

COLDPOINT CAPITAL CORP.

a company incorporated under the laws of the Province of Ontario, hereinafter called the "Mortgagee" of the THIRD PART

WHEREAS the Owner warrants that he is the Owner of the lands and premises described in Schedule "A" which is annexed to this Agreement (hereinafter referred to as the Condominium Development);

AND WHEREAS the Mortgagee joins herein to evidence its consent to the signing of this Agreement;

NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of other good and valuable consideration and the sum of TWO DOLLAR (2.00) now paid by each of the other Parties hereto to each of the other Parties hereto (the receipt whereof is hereby acknowledged) the Parties hereto hereby covenant, promise and agree with the other as follows:

1. ORDER OF PROCEDURE

Before the Township advises the County of Wellington that its conditions have been met, the Owner shall:

- (a) Pay in full all outstanding taxes including drainage, local improvement and special rates and charges.
- (b) Convey all easements required by the Township, as outlined in Schedule "E", free of charge, free and clear of all encumbrances leaving the date of each easement and the Condominium Development plan number and the description blank and authorizing the Township Solicitor to insert such date and plan number when the plan is registered.
- (c) Provide an Engineer's Report satisfactory to the Township Council stating the means whereby stormwater from the Condominium Development will be carried to sufficient outlet. Where stormwater must be conducted through, or deposited upon, private lands before it reaches sufficient outlet, the Owner shall obtain and convey to the Township the necessary easements and agreements, as set out in 1 (b).
- (d) Complete all final plans and specifications required by the Township for services to be constructed in accordance with this Agreement.
- (e) Deposit with the Township evidence that it has entered into an Agreement or Agreements, which are satisfactory to the Township, with Hydro One, Bell Canada and any other suppliers of utilities which the Township deems necessary to properly develop the Condominium Development.
- (f) Deliver to the Township of Puslinch, the sum of \$239,250.00 (Dollars) in lieu of parkland, at the signing of this Agreement.
- (g) Name the internal streets to the satisfaction of the Township and County of Wellington.

Prior to starting construction of services, the Owner shall:

- (h) Complete all matters required to be completed before the plan is registered.
- (i) Notify the Township's Consulting Engineer at least seven (7) days before the commencement of construction and provide him with all information and material required by him.
- (j) Obtain all consents required by law.

2. APPROVAL OF PLAN FOR REGISTRATION

Upon the execution of this Agreement and the completion of all items under Clause 1, foregoing, the Township will advise the County of Wellington that the Owner has agreed to satisfy all the Township's conditions for the development of the lands with a brief but complete statement indicating how each of the conditions has been satisfied and will request that the County of Wellington approve of the Plan for registration.

3. REGISTRATION OF PLAN

When the plan has been approved and signed by the County of Wellington and returned for registration, the Township's Solicitor is authorized and directed by the Owner to register the plan at the expense of the Owner. The Owner's surveyor shall provide to the County of Wellington a copy of the deposited Reference Plan submitted to the Land Registry /Titles Office for Wellington (No. 61) for "First Registration Under the Land Titles Act, R.S.O. 1990, chapter L.5". Also, the Owner's surveyor shall submit to the County of Wellington a written undertaking to provide to the County of Wellington a mylar copy of the final plan of Condominium Development as registered in the Land Titles Office for Wellington (No. 61) within 21 days of the plan's having been registered.

4. REGISTRATION OF AGREEMENT

Upon the execution of this Agreement, it shall be registered on title by the Township's Solicitor at the expense of the Owner. A copy of the registered Agreement shall be filed with the County of Wellington.

5. ATTACHED SCHEDULES

The following Schedules are attached to and form part of this Agreement:

- (a) Schedule "A" Description of the lands being developed.
- (b) Schedule "B" A copy of the Plan proposed for registration.
- (c) Schedule "C" A list of the services to be constructed and a list of the utilities to be provided, on the common elements
- (d) Schedule "D" The estimated costs of the services to be constructed in accordance with Schedule "C".
- (e) Schedule "E" The lands and easements to be conveyed by the Owner free of charge to the Township, and the County of Wellington
- (f) Schedule "F" A list of monies payable by the Owner to the Township.
- (g) Schedule "G" A list of monies payable by the Township to the Owner.
- (h) Schedule "H" A list of Approved Engineering Drawings and Specifications.
- (i) Schedule "I" Protocol for the construction of Private Wells
- (j) Schedule "J" Conditions of Draft Plan Approval

6. IMPLEMENTATION OF THE CONDITIONS OF DRAFT PLAN APPROVAL

The Owner agrees to abide by and to implement the Conditions of Draft Plan Approval, including any amendments, as attached in Schedule "J" to this Agreement.

7. TOWNSHIP'S EXPENSES

The Owner agrees to pay to the Township all reasonable costs incurred by the Township in connection with the development of this Condominium Development which, without limiting the generality of the foregoing, shall include all expenses of the Township heretofore and hereinafter incurred for legal, engineering, surveying, planning and inspection services, extra Council meetings, if any, and employees' extra time, if any, and shall pay such costs from time to time forthwith upon demand, and, if such costs are not paid forthwith same shall bear interest from the date which is 10 days following the date of demand to the date of payment at two (2) percentage points in excess of prime rate of interest charged by the Canadian Imperial Bank of Commerce during such period.

8. THE OWNER'S CONSULTING ENGINEER

The Owner shall engage a Consulting Engineer registered with the Association of Professional Engineers of Ontario to:

- (a) Prepare designs
- (b) Prepare and furnish all required drawings and specifications
- (c) Obtain all necessary approvals in conjunction with the Township
- (d) Provide general administration and field layout and supervision of construction, including a letter certifying the proper installation of all services.
- (e) Provide final "as constructed" drawings on mylar
- (f) Provide the Upper Grand District School Board with a digital file of the plan of Condominium Development in either **ARC/INFO** export or **DXF** format containing the following information: at least 4 known **UTM** ground control points, parcel fabric, and street network.
- (g) Provide to the County of Wellington a digital file of this final plan to be registered in a computerized format which is an AutoCad ".dwg" file format, and which includes a PCP (plot) file.
- (h) Provide coordination and scheduling to comply with the timing provisions of this Agreement and the requirements of the Township for all the works specified in this Agreement.
- (i) Furnish the Township with a certificate with respect to each lot within the Condominium Development for which a building permit application is made certifying that the proposed construction is in conformity with the Grading Control Plan.

In addition to the provisions of Clause (i) of this Clause, the Owner shall, forthwith upon demand, provide the Township with such number as the Township deems necessary of the designs, drawings and records prepared and maintained pursuant to Clauses (a) to (h) of this Clause.

THE TOWNSHIP'S CONSULTING ENGINEER

The Township shall engage a Consulting Engineer registered with the Association of Professional Engineers of Ontario to assist the Township in the review of any work required under this Agreement.

9. WORKS TO BE CONSTRUCTED

The Owner shall construct the services set forth in this Agreement at his expense and under the supervision of the Owner's Consulting Engineers in accordance with the terms of this Agreement and shall ensure that the utilities mentioned in Clause 1 of this Agreement are installed in accordance with the Agreement entered into with such utilities.

If, at any time, and from time to time during the development of the Condominium Development the Township's Consulting Engineer is of the opinion that additional services or utilities are necessary to provide adequately any of the services or utilities required pursuant to this Agreement, the Owner shall construct such additional services or utilities at his expense upon receiving written notice from the Township, providing it is reasonable and practical so to do having regard to the location of the lands.

10. NOTIFICATION OF COMMENCEMENT

The Owner shall not commence construction of any of the services or utilities until he has provided seven (7) days prior written notice to the Township's Consulting Engineer of his intention to commence such construction. If such construction is commenced prior to registration of the Plan of Condominium Development, it is understood and agreed that by permitting the Owner to commence such construction, the Township shall not be deemed to have waived any rights which, by law, it has to control development prior to the registration of a Plan of Condominium Development nor shall it be stopped from refusing to consent to the registration of this Plan or be liable for any loss or damage which the Owner may incur in the event that he is unable to register this Plan for any reason.

It is the intent of this Agreement that the services and utilities be constructed expeditiously and continuously and that with the exception of the final surfacing of roadways, all construction be completed within two (2) years from the date of registration of the Plan unless extended by the Township. If, for any reason, there is a cessation or interruption of construction, the Owner shall provide seven (7) days prior written notification to the Township's Consulting Engineer before the construction is resumed.

11. VOIDING AGREEMENT

If the plan proposed for registration is not registered within three months of the date of its approval by the County of Wellington, or within such additional time as the Owner and Township shall agree upon, the Township may at its option declare this Agreement, or any part thereof, to be null and void and so notify the County of Wellington.

12. OWNER'S EXPENSE

Every provision of this Agreement by which the Owner is obligated in any way shall be deemed to include the words "at the expense of the Owner" unless specifically stated otherwise.

13. SECURITIES

The Owner shall, upon signing this Agreement, lodge with the Township an Irrevocable Letter of Credit or other form of security acceptable to the Township for the costs as set out in Schedule "D" guaranteeing that the works and services to be provided in accordance with this Agreement will be installed and completed in accordance with the provisions of Schedule "C" and "H" and maintained

As work is completed for any sections of the work, the security held by the Township may be reduced to an amount equal to 125% of the cost of the work remaining to be completed as estimated by the Owner's consulting engineer and approved by the Township's Consulting Engineer.

The Township shall provide the Developer with the certificate contemplated by section 56(8) (b) of Ore. 48/01 to the Condominium Act upon the delivery to the Township of:

- (a) a certificate of opinion from a professional engineer confirming the cost of completing and installing:
 - (i) the facilities and services that the declaration and description show are included in the common elements, and,
 - (ii) the buildings and structures that the declaration and description show are included in the common elements;
- (b) security acceptable to the Township, acting reasonably in the amount set out in the said engineer's certificate of opinion if any of the matters set out in subparagraph (a) above are not completed at the time the Developer proceeds to register the Plan provided the said amount is acceptable to the Township's Engineer; and,
- (c) an undertaking to amend the description of the condominium as contemplated by section 158(3)(b) of the Condominium Act.

The amount of the security posted is subject to the approval of the Township engineer.

14. CONSTRUCTION AND PROGRESS OF SERVICES

The Owner shall construct all services and utilities set forth in Schedule "C" and Schedule "H" and if he fails to do so or having commenced to do so fails or neglects to proceed with reasonable speed, the Township may, upon giving seven (7) days notice to the Owner of its intention to do so, enter upon the Subject Lands and proceed to construct or complete the construction of such services or utilities at the Owner's expense and pay such expense by deducting it from the security lodged by the Owner and any balance unpaid shall be a first lien upon the lands described in Schedule "A" hereto and shall be paid by the Owner forthwith upon demand.

15. CONTRACTOR

The services to be constructed under this Agreement shall be constructed by the Owner or by a Contractor or by Contractors employed by the Owner and approved in writing by the Township, but such approval shall not unreasonably be withheld.

16. CERTIFICATION OF SERVICES BY OWNER

The Township will not be accepting any services, however prior to building permits being issued for the development and when all services have been completed, the Owner's Consulting Engineer shall deliver to the Township, Chief Building Official (CBO) and the Township Engineer a letter certifying that all services have been constructed, tested and commissioned for their intended uses in accordance with the approved plans, and shall include all testing reports for the completed services including roads, stormwater management facilities, and fire reservoirs.

The Township reserves the right to inspect such services as it deems necessary to ensure compliance with the approved plans.

17. SUPPLY OF SERVICES

None of the services described in this agreement will become municipal services.

Notwithstanding Township's requirements concerning the approval and construction such services, the Owner, and its successors namely the condominium corporation to be established and the owners of Units within the condominium plan are solely responsible for the repair, maintenance and replacement of each service to the constructed pursuant to this agreement. Following the registration of the condominium plan contemplated by this Agreement (and the installation of the services called for herein to the satisfaction of the Township Engineer (including the wells and private sewage treatment systems following installation as called for in this Agreement) all obligations for the inspection, testing, repair, maintenance and replacement of such services is the responsibility of the said condominium corporation created on account of such registration and not the responsibility of the Owner.

18. OWNER'S LIABILITIES

The Owner covenants to indemnify and save harmless the Township against all legal liability for losses, damages, claims, actions, demands, suits and costs arising directly or indirectly from anything done or omitted to be done by the Owner, or any servant, Contractor, or agent of the Owner, in connection with the Subject Lands

19. REPAIRS

The Owner shall be liable for any damages caused to any existing Township or County of Wellington roads and services during construction on the subject lands.

20. DUST CONTROL

The Owner agrees to use such reasonable method to prevent any dust problem to traffic or home occupants as the Township shall deem necessary and for this purpose the Township's Consulting Engineer shall notify the Owner in writing from time to time of the requirements of the Township.

21. DRAINAGE

The Owner agrees he will submit to the Township a Grading Control Plan approved by the Township's Consulting Engineer establishing the proposed grading of the lands to provide for the proper drainage thereof and the draining of all adjacent lands which drain through the said lands. The said Grading Control Plan is to be prepared in accordance with the recommended standards of the Canada Mortgage and Housing Corporation and the Township's standards.

(a) The said Grading Control Plan shall include the following information:

- (i) Spot levels or contours indicating the original elevation of the lands within and immediately surrounding the development;
- (ii) A calculated spot elevation figure at approximately the proposed lot corners and house location and such additional elevations as are necessary to show the general intent of final grading;
- (iii) Benchmark related to geodetic datum.

(b) Before commencing any grading or construction on the site and prior to final approval of the plan of Condominium Development, the Owner shall prepare a detailed report, drawings and site plans to the satisfaction of the Grand River Conservation Authority and the Township of Puslinch. This report shall address the following:

- (i) The location of all buildings to be erected and structures on the site and all final grades and vegetation;
- (ii) The means whereby storm drainage will be accommodated, and the means whereby erosion and siltation will be contained and minimized, both during and after the construction period;
- (iii) The methods used to control runoff and infiltration shall be provided as outlined in the Final Stormwater Management Plan for Heritage Lake as prepared by Stantec Consulting Ltd. dated January 2009, or as amended with the approval of the Grand River Conservation Authority;
- (iv) The Environmental Implementation Report (EIR) shall be to the satisfaction and approval of the Grand River Conservation Authority in consultation with the Township of Puslinch. This report is to detail the mitigation of impacts and enhancement proposed for the Natural features on the site; to include an overall Plantings Plan; and to provide a "Condominium Development home owner's guide" regarding wetland and natural area protection information. The EIR shall also include a monitoring program for grading, stormwater management facility, and enhancement planting. As a minimum, the grading should include monthly (and after every significant storm event) monitoring reports, with monitoring of the stormwater management facility and associated enhancement plantings to occur for a minimum of five (5) years after total build-out. The Owner shall be responsible to implement all approved recommendations, and the Owner's Consultant will certify that the recommended works are completed.

- (v) A detailed erosion and sedimentation control plan in accordance with the Grand River Conservation Authority's Guidelines for Sediment and Erosion Control for construction sites, indicating the means whereby erosion will be minimized and maintained on-site throughout all phases of grading and construction; including a monitoring and maintenance plan and provision for timely revegetation of the site;
- (vi) That the Owner obtain final approvals from the Grand River Conservation Authority for works regulated under Ontario Regulation 149 as amended by O.Reg. 69/93, 669/94 and 142/98.
- (vii) The Owner shall have prepared by a qualified engineer and or hydrogeologist, a monitoring program to assess the impacts of both the septic systems and local groundwater regime. The monitoring program must address contingency provisions that will be implemented in the event that the parameters set by the program are exceeded;

The owner shall be responsible for the sampling, testing, preparation and submission of an annual effluent monitoring report for each of the individual treatment units. The annual report is to be submitted to the Township's CBO by January 31st of each year.

The effluent will be sampled for the following parameters and criteria:

BOD₅ = 15 mg/l
TSS = 10 mg/l, and
Total Nitrogen (TKN+NO₃-N+NO₂-N) = 13 mg/l

The annual report shall:

- Identify any treatment unit that does not meet the effluent criteria (i.e. non-compliance);
- Describe what remedial action has or is being taken by the condominium corporation to correct the items of non-compliance; and
- Provide the schedule for implementing the remedial action to correct the non-compliance and a contingency plan to address any non-compliance item during the interim period.

The Owner shall carry out the implementation of any contingency measures to address the resulting impacts to water and other resources in the event that results from the monitoring program show that established parameters are being exceeded;

- (viii) The Owner shall provide a vegetation plan which meets the requirements of the Grand River Conservation Authority and undertake the construction in a manner which preserves the mature trees, natural features, ecological linkages and buffers to the satisfaction of the Grand River Conservation Authority. The existing buffer areas shall be enhanced with native species per the approved Environmental Implementation Report (EIR).
- (c) The Owner will apply the provision of Condition 21 (b) above to the construction of roads and services.
- (d) The Owner will carry out or cause to be carried out the works shown on the drawings described in 21 (b) above.
- (e) The grading of the lots in the development shall be carried out in accordance with such Grading Control Plan to the satisfaction of the Township's Consulting Engineer and said plan shall be binding upon the Owner and upon any subsequent owner of any lot within the plan of Condominium Development.
- (f) The Owner will maintain the silt control measures requested by the Grand River Conservation Authority until the Grand River Conservation Authority is satisfied they are no longer required.
- (g) The Owner agrees to make it a term of the sale of each unit in the Condominium Development, and insert in the conveyance thereof, a restrictive covenant that the purchaser, his heirs, executors, administrators, successors and assigns will not alter the approved lot grading without the consent of the Township and will, at all reasonable times, permit the Owner or the Township to enter on such lands for the purpose of checking its grades, levels and elevations, and where necessary, altering such grades, levels and elevations.

22. LAND FOR MUNICIPAL PURPOSES

The Owner agrees to convey to the Township and the County of Wellington free of charge the lands set forth in Schedule "E" for public purposes and to pay to the Township the amount in Schedule "F" for cash in lieu of parkland.

23. CONSTRUCTION REFUSE

The Owner agrees to regularly dispose of all construction refuse and debris from the road right-of-way or public areas, whether it be from site servicing or house building or any other source related to the development of the site, in an orderly and sanitary fashion. If the Owner fails to remove and dispose of construction refuse and debris to the satisfaction of the Township's Consulting

Engineer, the Township may give written notice to the Owner. If the Owner fails to dispose of the refuse and debris within 48 hours after having received a written request from the Township so to do, the Township may, without further notice, undertake such removal and disposition and the cost thereof shall be paid by the Owner forthwith upon demand which costs shall include all expenses incurred by the Township in carrying out such removal and disposition.

24. REQUIREMENTS FOR BUILDING PERMITS

The approval of the Plan by the Township or the acceptance by the Township of any services constructed pursuant to this Agreement shall not obligate the Township to issue building permits for the construction of dwelling units within the Condominium Development and no building permits shall be issued unless and until:

- (a) All Parties have executed this Agreement and there has been compliance with all of the provisions of this Agreement to the date of such application;
- (b) Without limiting the generality of the foregoing, the engineering drawings and Grading Control Plan shall have been completed and constructed, and shall have received the approval of the Township and all other approving authorities;
- (c) The Owner shall have deposited with the Township a draft copy, approved by the Township's Solicitor, of the deeds to be used in the conveyance of lots within the Condominium Development, exhibiting the building restrictions (if any) to be imposed upon all lots in the Condominium Development and containing the restrictive covenant regarding lot grading and drainage referred to in Article 21 hereof;
- (d) The application for building permit complies with this Agreement and all applicable laws and includes a plot plan describing the lands upon which such dwelling unit shall be constructed and the adjacent lands which will be used in conjunction therewith (herein referred to as the "Lot");
- (e) The application for building permit is accompanied by a \$2,000.00 deposit which shall be refunded to the Building Permit Applicant in whole or in part after the building has been constructed and occupied, a registered Professional Engineer or Ontario Land Surveyor has certified that all lot grading has been completed in accordance with the approved Lot Grading Plan. The Township may in its absolute discretion, upon any default in completing or inspecting the lot grading, pay any expense incurred as a result of such default or inspection and review by deducting such payment from the deposit. Any expense in excess of \$2,000.00 shall be a charge against the lot or lots regraded, and payable forthwith;
- (f) All underground services serving the lot have been constructed and tested, including the water reservoir approved by the Township Fire Department;
- (g) All roads serving the lot have been constructed to the top of Granular "B" grade;
- (h) The Township has approved the tile field site for the lot and the Owner has provided the Township with proof satisfactory to the Township that it will construct and provide telephone, hydroelectric and such other utilities as the Township deems necessary to develop the Condominium Development and will provide such utilities for the dwelling units for which application has been made for building permits and that all fees and other charges payable for such purposes have been paid or that security for payment satisfactory to the supplier of such utility has been given.
- (i) The plot plan accompanying the application for the building permit complies with the Grading Control Plan included with the approved drawings listed in Schedule "H" hereto, and contains a certificate or letter and stating that the Owner has reviewed the house plan and that it conforms to all restrictive covenants and that the Owner's Consulting Engineer has reviewed the plot plan and determined that it conforms with the Grading Control Plan. The Owner's Engineer shall apply a stamp and signature on the drawing certifying that it conforms with the general grading plan or provide a letter stating that it does. The plot plan is accompanied with a tile bed design prepared by a qualified engineer;
- (j) The septic system designer shall be a qualified engineering consultant, who specializes in the design and installation of private tertiary sewage treatment systems, and shall prepare and submit the necessary detailed site plan with each application for the Certificate of Approval of a private tertiary sewage treatment system and the same Consultant shall be responsible for and coordinate with the plot plan design all of the following:
 - (i) Preparation of the detailed individual site plan, in accordance with the approved Grading Control Plan, illustrating all proposed buildings and structures and their elevations, the driveway and activity areas the location of the septic tank, pump tank or siphon (if required), the detailed design of the leaching bed area (and where a full or partially raised leaching bed if proposed, a detailed cross-section), all existing and proposed grades, including retaining walls and terraces, natural features and vegetation (existing and to be removed), the method of disposing of stormwater (drainage swales, directions and grades), all erosion control and sedimentation features, and any other features necessary to ensure adequacy of the septic system and drainage for each lot.

- (ii) Ensure that the septic systems and leaching beds are located greater than 15 metres from the wetland edge.
 - (iii) Ensure that the application conforms to the applicable provisions of the Township of Puslinch Zoning By-law.
 - (iv) Inspection of one or more test pits and preparation of a grain-size analysis report and water table evaluation report. Where imported fill material is required, the septic system design engineer shall provide a detailed grain-size analysis report on the proposed fill and shall obtain the approval of the applicable authority prior to placement on-site. For raised beds, supervision of the laying out, excavation and scarification of the leaching bed bottom and placement of fill to ensure compliance with design and grading criteria.
 - (v) Prior to authorizing the construction of the leaching bed, the septic system designer will obtain confirmation that the house has been constructed in the location and the grades indicated on the approved site plan.
 - (vi) Provision of a Certificate of Compliance for each sewage system within the Condominium Development stipulating that all grades and sewage system details have been constructed according to the approved design.
- (k) The Owner shall grade the lands in accordance with the detailed site plan as approved. Prior to the approval authority issuing a Use Permit, confirmation is required from the Owner's Engineer that final grading for the leaching bed areas, and sodding requirements have been completed to his/her satisfaction.
 - (l) Eavestrough, foundation - drains and surface/stormwater drainage must not be directed to the sewage disposal system, nor onto or into the ground surface in the vicinity of the tile bed area in order to limit the impact of stormwater on the operation of the leaching beds.
 - (m) The Owner shall not permit the installation of any underground lawn irrigation systems within the primary leaching bed area, or in any area which may detrimentally affect the operation and effectiveness of the leaching bed. The Owner agrees to insert a provision in any Agreement of Purchase and Sale to this effect.
 - (n) The Owner agrees to insert a provision in any Agreement of Purchase and sale to advise the purchaser that no structures, including ancillary buildings and swimming pools, foundations for antennas and dishes, and no landscaping involving decks, berms, foundations, paving stones or trees shall be located within the sewage disposal envelope.
 - (o) The Owner shall provide to the lot purchaser a copy of the Homeowner's Manual approved by the Township which outlines the characteristics of operation and maintenance instructions for the individual tertiary sewage disposal systems.
 - (p) The Owner agrees to insert a clause in the Purchase and Sale Agreement to advise purchasers that lots shall be serviced by private tertiary sewage disposal systems at the expense of the lot owner and the lot owner shall be responsible for the operation and maintenance of the private tertiary sewage disposal system in accordance with the requirements of the Ontario Building Code. The Purchase and Sales Agreement shall contain a separate schedule to notify purchasers of approval authority requirements, the wording of which shall be reviewed by and acceptable to the Township of Puslinch. The Purchase and Sale Agreement shall state that the lots are serviced by a private individual water supply system, and that it is the responsibility of the lot owner to operate and maintain the private water system in accordance with MOE regulations.
 - (q) The construction of dwelling units for which building permits have been issued is being carried out in a manner satisfactory to the Chief Building Official. The building permit applicant agrees to regularly dispose of all construction refuse and debris on the lot, from any source, in an orderly and sanitary fashion. If the applicant fails to remove the debris to the satisfaction of the Building Inspector, the Township may give written notice to the applicant. If after 48 hours, the Building Inspector is still not satisfied, the Township may without further notice, undertake such removal and disposition and the cost thereof shall be paid by the applicant forthwith upon demand.
 - (r) The Building Permit Applicant further agrees that the construction of the building will not proceed past the basement stage until the builder has delivered to the Chief Building Official confirmation from a registered Professional Engineer or Ontario Land Surveyor, that:
 - (i) The basement elevation complies with the levels shown on the approved Plot Plan.
 - (ii) The location of the foundation complies with all zoning by-laws.
 - (s) Prior to any application for a building permit, the Township is to receive confirmation that the surrender of the aggregate license has been completed.

25. MODEL HOMES

Notwithstanding clause 24, building permits for model homes may be issued subject to:

1. A maximum of two (2) model home permits may be issued prior to the registration of the plan.
2. The Fire Department must be satisfied that adequate access and water supply is available to meet the fire fighting needs.
3. The owner/builder must agreed to maintain the access during construction of model homes.
4. The owner/builder must acknowledge in writing that model home(s) will not be sold or occupied until all other requirements of the vacant land of condominium agreement have been complied with for the issuance of building permits.
5. (a) The owner/builder must contact the Hydro Electric Authority directly and make the necessary arrangements if a hydro service is required during construction.
(b) The owner/developer acknowledge in writing, that they understand the permanent underground hydro service will not be available until the electrical distribution system for the plan of the vacant land of condominium has been fully installed, inspected and energized.
6. (a) Development Charges normally payable at the issuance of a building permit must be paid prior to the issuance of the building permit for a model home.
(b) The Owner further covenants that if his/her or any person claiming title through him/her or under his/her or their authority applies for and obtains such permits his/her will at all times maintain the private roads in reasonable and adequate fashion until such time as they are completed and will provide that all manholes, catchbasins and any other protrusion constructed on or in the roadway are kept at such a level in relation to the surface of the road so that, in the opinion of the Township Fire Chief no harm will come to emergency vehicles or other equipment that may be used on the roadway by the Municipality.
(c) The Owner agrees that all applications for building permits shall be accompanied by all the plot plans and documents as stipulated within clause 24.
7. Prior to any application for a building permit, the Township is to receive confirmation that the surrender of the aggregate license has been completed.

26. REQUIREMENTS FOR OCCUPANCY

No dwelling unit or any part thereof erected on any of the lands shall be occupied until water and hydro electric power have been connected to the dwelling and energized, the sewage disposal system has had final approval, and the services referred to in Schedule "C" have been installed.

27. EASEMENTS

The Owner agrees to grant free of charge the easements to the Township and County of Wellington set forth in Schedule "E" and such other easements or reserves as may be required for the purpose of carrying out the terms of this Agreement.

28. SPECIAL PROVISIONS

The Owner agrees:

- (a) To deliver a copy of the building restrictions (if any) to be imposed on the Condominium Development and a copy of the conditions contained in Clauses 21 (g), and 24, to every person purchasing a lot in the Condominium Development and inform every such person of the terms of this Agreement.
- (b) To attach the covenants and restrictions as set out in this Agreement to the Purchase and Sale Agreements and to the deeds after having been approved by the Township Solicitor.
- (c) To purchase and install all street name and traffic control signs for this development to the satisfaction of the Township.
- (d) To stockpile the topsoil on-site from all areas to be excavated and graded. The topsoil from the stripped areas shall be used to topsoil all areas to be seeded and shall not be removed from the site until such time as all seeding has been completed. Should there be an excess of material on completion of the reinstatement, then the topsoil may be removed after giving the Township fifteen (15) days' written notice of such proposed removal.
- (e) That the lots will be made suitable for private individual tertiary sewage disposal systems to the standards of the Township.

- (f) The Owner will take measures to protect that land which is not being developed immediately to control erosion. Disturbed areas not being developed immediately are to be reseeded or provided with other means of erosion protection.
- (g) That prior to final approval, the Owner shall provide the Township with a hydrogeologist's report which ascertains the availability of an adequate supply of potable water to service the development. This report should also discuss the construction and installation of the private individual wells within the development.
- (h) To register the Vacant Land Condominium Development Plan as one (1) Condominium Corporation, to the satisfaction of the Township and the County of Wellington, and the parties agree that when the Vacant Land Condominium Corporation is established, this Agreement shall be amended by adding the said Condominium Corporation as a party to this Agreement.
- (i) To provide the Township and the County of Wellington with an opportunity to review and approve any proposed Condominium Development description, declaration and any arrangements for shared use of facilities and any related agreements and easements in respect of this Condominium Development prior to final approval. A copy of the Vacant Land Condominium Development Agreement as registered is to be filed with the County.
- (j) The installation, completion, operation, and maintenance of all storm sewers and stormwater management quality control systems in accordance with the approved plans, and in accordance with a maintenance schedule recommended by the system designer.
- (k) To insert a clause in the Purchase and Sale Agreement advising that the owner is responsible for the installation and completion of the individual privately owned potable water facilities; the lot owner is responsible for the operation and maintenance of the individual privately owned potable water facilities and the lot owner is responsible for the installation, completion, operation and maintenance of the individual privately-owned tertiary sewage disposal facilities, including any necessary Provincial approvals, and requiring that copies of all Provincial approvals be forwarded to the Township of Puslinch and the County of Wellington.
- (l) That prior to obtaining a building permit, the Owner shall construct each private well on each lot in accordance with Provincial Regulations and Schedule "I", "Protocol for the Construction of Private Wells".
- (m) To complete the decommissioning of the former water supply wells on the site; and further, that the Owner shall provide the Township of Puslinch, prior to development of the site, a letter from the Owner's consultant certifying that the decommissioning works have been completed in accordance with the MOE requirements.
- (n) To develop the common elements component of the subject plan of Condominium Development in accordance with the Ontario Building Code and all approved plans, including but not limited to site plan, servicing plan, grading and drainage plan, building elevations and building drawings approved by the Township of Puslinch and the Environmental Implementation report for this development, prior to the final approval of the plan of Condominium Development
- (o) To provide scheduled inspection and maintenance of the individual privately-owned tertiary sewage disposal systems.
- (p) To obtain Certificates of Approval for a Permit to Take Water if necessary from the Ministry of the Environment and to copy the appropriate certificates and permits to the County of Wellington and the Township of Puslinch.
- (q) To reach an agreement with the Wellington Catholic District School Board regarding the supply and erection of a sign on the subject land, at the owner's expense, advertising potential Wellington Catholic District School Board supporters of the location of the schools serving the area and the current practice of bussing students outside the immediate area should schools in the area be at capacity.
- (r) To implement wetland buffer improvements and revegetation as recommended in the Environmental Implementation Report as approved by the Township and Grand River Conservation Authority.
- (s) To comply with Canada Post's multi-unit policy which requires that the Owner provide a centralized mail facility at the Owner's/Condominium Corporation expense.

29. REGISTRATION AND RELEASE

The Owner hereby agrees that this Agreement and the Schedules hereto or any part or parts thereof, shall be registered upon the title of the land within the Plan of Condominium. When all the necessary provisions of this Agreement have been complied with by the Owner and upon request by the Owner, the Township will provide a letter that this agreement has been complied with to date.

30. NOTICES

Any notice required or permitted to be given hereunder shall be in writing and may be served either personally or by mailing such notice by registered mail, postage prepaid as follows:

The Corporation of the Township of Puslinch
Mrs. Brenda Law, Clerk-Treasurer
RR 3, 7404 Wellington Road 34
Guelph, Ontario N1H 6H9

Heritage Lake LP
6783 Wellington Road 34
RR 22
Cambridge, ON N3C 2V4

And if mailed by prepaid registered post shall be deemed to have been received by the party to whom it was mailed on the 2nd day following the day upon which it was received at one of Canada Post Corporation's offices.

The First Mortgagee acknowledges having read the written Agreement and agrees to it being registered against the title of the lands which are the subject of this Agreement.

31. ASSIGNMENT

The Owner shall not assign this agreement without the consent of the Township.

Furthermore, it is understood and agreed that all conditions herein shall be binding upon all successive owners and assignees, including the Condominium Corporation, and the parties agree that when the Vacant Land Condominium Corporation is established, this Agreement shall be amended by adding the said Condominium Corporation as a party to this Agreement.

32. SEVERANCE OF ULTRA VIRES TERMS

If any term of this Agreement shall be found to be Ultra Vires of the Township, or otherwise unlawful, such term shall conclusively be deemed severable and the remainder of this Agreement mutatis mutandis shall be and remain in full force and effect.

This Agreement is binding upon and shall enure to the benefit of the Owner and the Township, their respective heirs, executors, administrators, successors and assigns.

The Owner shall not call into question directly or indirectly in any proceedings whatsoever in law or in equity or before any administrative tribunal the right of the Township to enter into this Agreement and to enforce each and every term of this Agreement and this Agreement may be pleaded as an estoppel against the Owner in any such proceedings. Notwithstanding the foregoing, if at any time during the currency of this Agreement, it is found by any Court of competent jurisdiction, any administrative tribunal or Ministry of Government that this Agreement or any part thereof is void insofar as the Township is empowered to enter into this Agreement, then no obligation, liability or duty of any nature or kind whatsoever, whether in law or in equity, shall be imposed upon the Township to carry out any part of this Agreement found to be void.

33. COUNTERPARTS

This Agreement may be executed in counterparts, each of which when so executed shall be deemed to be an original and all of which taken together shall constitute one and the same agreement.

IN WITNESS WHEREOF, the Owner has hereunto affixed its Corporate Seal, attested by the hands of its respective officers duly authorized in that behalf and the Corporation of the Township of Puslinch has hereunto affixed its Corporate Seal as attested by the signatures of its Mayor and Clerk.

c/s

HERITAGE LAKE LP
By its General Partner:
HERITAGE LAKE GP CORPORATION

Per: _____

Name: _____

Capacity: _____

I have authority to bind the Corporation
and the Partnership

c/s

COLDPOINT CAPITAL CORP.

Per: _____

Per: _____

We have authority to bind the Corporation
JOHN WOOD, PRESIDENT

c/s

THE CORPORATION OF THE
TOWNSHIP OF PUSLINCH

Per: _____
Brad Whitcombe (Mayor)

Per: _____
Brenda Law (Clerk)

SCHEDULE "A"

DESCRIPTION OF LANDS BEING SUBDIVIDED

HERITAGE LAKE LP

- and -

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

LEGAL DESCRIPTION

Part of Lots 23, 24 and 25, Concession 2 in the Township of Puslinch, Province of Ontario.

FIRSTLY:

That part of the Road Allowance between Concessions 2 and 3, Township of Puslinch, County of Wellington, closed by Bylaw 14/95 registered as Instrument number RO730206 and designated as Part 11 on Reference Plan 61R-11348.

BEING ALL OF PIN 71201-0129 LT

SECONDLY:

Those parts of Lots 23, 24 and 25, Concession 2, Township of Puslinch, County of Wellington, designated as Parts 1, 2 and 3 on Reference Plan 61R-5912 and that part of Lot 25 Concession 2, Township of Puslinch, County of Wellington, designated as Parts 1, 2, 3, 4, 5 and 6, on Reference Plan 61R-10437 and that part of Lot 25, Concession 2, Township of Puslinch, County of Wellington, designated as Part 1 on Reference Plan 61R-10933,

SAVE AND EXCEPT

- a) those parts of said Lots 23 and 24 designated as Parts 1, 2, 3 and 4 on Reference Plan 61R-7188,
- b) those parts of said Lots 23 and 24 designated as Parts 1, 2, 4, 5, 6, 7, 9 and 12 on Reference Plan 61R-11348,
- c) those parts of said Lot 25 designated as Parts 13, 16, 17, 18, 19 and 20 on Reference Plan 61R- 11348,

Subject to an Easement in favour of the Hydro-Electric Power Commission of Ontario registered as Instrument number IS12153 over those parts of said Lots 23 and 24 designated as Parts 2 and 3 on Reference Plan 61R-5912 and over that part of said Lot 25 designated as Parts 2, 4 and 6 on Reference Plan 61R-10437.

BEING PART OF PIN 71201- 0127 LT

SCHEDULE "B"

HERITAGE LAKE LP

- and -

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

DRAFT PLAN OF VACANT LAND CONDOMINIUM

The Draft Plan of Vacant Land Condominium being prepared by MacKinnon & Associates (Project No. 2510), lastly revised on June 13, 2008. County File 23CD-06001 as illustrated in Schedule B-1.

SCHEDULE "C"

LIST OF SERVICES TO BE CONSTRUCTED AND UTILITIES TO BE PROVIDED

ON THE COMMON ELEMENTS

SERVICES

(a) **Roadways**

To design standards as required by the Township's Consulting Engineer but in general to meet the minimum following standards:

Surface Width	- 7.5 m of Hot Mix Asphalt
Shoulders	- 1.4 m of Granular 'A'
Surface Type	- 35 mm of HL-3 Asphalt and 45 mm of HL-4
Granular Base	- 350 mm of Granular "B" - 150 mm of Granular "A" - increased Granular "B" depth where indicated by soils conditions
Minimum Grade	- 0.5%
Maximum Grade	- 10%
Crown	- 2% minimum on Granular "A" - 3% on Subgrade
Boulevards	- Graded, topsoiled and seeded from edge of shoulder to property line
Drainage	- Rural ditches with storm sewers and stormwater quality control management features
Minimum Road Culvert	- 400 mm dia.
Maximum Slopes	- 3:1

(b) **Electrical Services**

Electrical service to be overhead along the street with buried secondary services to each property, to meet the design requirements of Hydro One. Entirely buried electrical service may be installed at the Owner's option and expense.

(c) **Telephone Services**

Telephone service to be provided to each property to meet the design requirements of Bell Canada.

(d) **Lot Grading and Drainage**

To be completed in accordance with the Grading Control Plan prepared by the Owner's Engineer and approved by the Township of Puslinch and the Grand River Conservation Authority.

To show tentative house locations and elevations for each lot. To show tile field locations and well sites, complete with any special features necessary to ensure adequacy of the septic system for each lot.

(e) **Water Supply**

To design standards as required by Ontario Regulation 903, the MOE and Township, including reservoirs for fire protection in accordance with the requirements of the Township of Puslinch Fire Department.

(f) **Storm Sewers and Stormwater Management**

To design the storm sewers system based on a 5 year City of Guelph IDF rainfall curve.

To design the storm water management facilities in accordance with the final Stormwater Management Report for Heritage Lake Development, prepared by Stantec Consulting Ltd., dated January, 2009.

(g) **Wetland Buffer Improvements and Revegetation**

In conformance with recommendations included in the Environmental Implementation Report as approved by the Township and the Grand River Conservation Authority.

SCHEDULE "D"

ESTIMATED COSTS

The following is the estimated cost of services to be constructed in the Heritage Lake Development in accordance with Schedule "C".

SUMMARY OF COST ESTIMATES

ITEM	COST
Water Reservoirs (Fire Fighting)	\$120,000.00
Storm Sewers	\$323,135.00
Stormwater Management Facility	\$127,093.00
Road Works	\$727,967.00
Surface Works	\$572,468.00
Site Landscaping Works	\$373,363.00
Site Rehabilitation Works	\$154,975.00
Subtotal "A"	\$2,399,001.00
Engineering & Inspection (6% of "A")	\$143,940.06
Contingency Allowance (5% of "A")	\$119,950.05
Subtotal "B"	\$2,662,891.11
GST (5% of "B")	\$133,144.56
TOTAL ESTIMATED COST	\$2,796,035.67

SCHEDULE "E"

LANDS AND EASEMENTS TO BE CONVEYED

County of Wellington

1. Parts 5, 6, 9, and 10 of Registered Reference Plan 61R-11348 be deeded to the County as 0.3 metre reserves.

Ontario Hydro

1. Parts 16, 17 and 18 of Registered Reference Plan 61R-11348 to conveyed for easement purposes.

Township of Puslinch

1. Parts 16, 17, 18, 19 and 20 of Registered Reference Plan 61R 11348 to be deeded to the Township as 0.3 metre reserves.

Minister of Transportation for the Province of Ontario

1. Parts 1, 2, 3 and 4 of Registered Reference Plan 61R-7188 to be conveyed to the Minister for road widening purposes and reserves.

SCHEDULE "F"

MONIES PAYABLE TO THE TOWNSHIP

1. As per Clause 7, the Owner agrees to pay to the Township the cost of the Township's expenses in connection with this Condominium Development.
2. A development charge at the amount per lot in effect at the time of application for each building permit, which the Owner agrees to be a reasonable estimate of the additional capital expenses which the Township may or will have incurred due to the development of the Condominium Development. The Township shall also collect the applicable education development charge. The development charges shall be payable at the time of application for a building permit for each lot.
3. Any other monies which might become due to the Township in accordance with the attached Agreement.
4. \$ 239,250.00 shall be paid to the Township of Puslinch in lieu of the parkland. This amount shall be payable at the time of the signing of this Agreement.

SCHEDULE "G"

MONIES PAYABLE BY THE TOWNSHIP TO THE OWNER

NIL

SCHEDULE "H"

LIST OF APPROVED ENGINEERING DRAWINGS AND SPECIFICATIONS

<u>Drawing No.</u>	<u>Revision No.</u>	<u>Date.</u>	<u>Description</u>
C-100	2	March/10	General Servicing Plan, Stantec
C-101	2	March/10	General Servicing Plan, Stantec
C-102	2	March/10	Storm Drainage Area Plan, Stantec
C-103	2	March/10	Storm Drainage Area Plan, Stantec
C-200	2	March/10	Plan & Profile – Heritage Lake Drive Sta. 0+000 to 0+280, Stantec
C-201	2	March/10	Plan & Profile – Heritage Lake Drive Sta. 0+280 to 0+560, Stantec
C-202	2	March/10	Plan & Profile – Heritage Lake Drive Sta. 0+560 to 0+840, Stantec
C-203	2	March/10	Plan & Profile – Heritage Lake Drive Sta.0+840 to 1+100, Stantec
C-204	2	March/10	Plan & Profile – Heritage Lake Drive Sta. 1+100 to 1+280, Stantec
C-205	2	March/10	Plan & Profile – Heritage Lake Drive Sta. 1+280 to End, Stantec
C-206	2	March/10	Plan & Profile – Visser Drive Sta. 0+000 to End, Stantec
C-207	2	March/10	Plan & Profile – Reid Court Sta. 0+000 to End, Stantec
C-208	2	March/10	Plan & Profile – Lambeth Court Sta. 0+000 to End, Stantec
C-209	2	March/10	Plan & Profile – Emergency Access Sta. 0+000 to End, Stantec
C-210	2	March/10	Plan & Profile – SWM Facility "A" Section A-A/B-B, Stantec
C-211	2	March/10	Plan & Profile – SWM Facility "B" Section A-A/B-B, Stantec
C-400	2	March/10	Grading Plan, Stantec
C-401	2	March/10	Grading Plan, Stantec
C-402	2	March/10	Grading Plan, Stantec
C-500	2	March/10	Lot Grading Types and Details, Stantec
C-600	2	March/10	Pregrading, Erosion and Sedimentation Control Plan, Stantec
C-601	2	March/10	Pregrading, Erosion and Sedimentation Control Detail Sheet, Stantec
B3	2	June /09	Buffer Planting Area 2, Mackinnon & Associates
B4	2	June/09	Buffer Planting Area 3, MacKinnon & Associates.
B5	3	April/10	Berm Planting, MacKinnon & Associates
B6	4	Sept./09	Buffer Planting Heritage Lake Shoreline, Mackinnon & Associates
B7	1	Nov./09	South Shoreline Rehabilitation Plan, MacKinnon & Associates
L1	1	Jan/09	SWM Pond "A" Planting Plan, MacKinnon & Associates
L2	1	Jan/09	SWM Pond "B" Planting Plan, MacKinnon & Associates
		Jan/09	Heritage Lake, Final Stormwater Management Report, Stantec
		Feb/09	Heritage Lake, Environmental Implementation Report, Stantec.

SPECIFICATIONS (Contract Documents)

Not Applicable

SCHEDULE "I"

PROTOCOL FOR THE CONSTRUCTION OF PRIVATE WELLS

Prior to obtaining a building permit the Owner agrees to undertake the following protocol for the installation of private wells on each lot.

- 1.) The well driller shall be informed that there is the potential for artesian conditions to exist in the development and that he is prepared to address this condition if it occurs as a result of his actions.
- 2.) The Owner has agreed to drill the well prior to obtaining a building permit for the lot. This allows for construction equipment to move freely around the lot should an artesian well be encountered.
- 3.) For all artesian wells with static water level above ground surface, an inflatable or mechanical packer will be placed in the well below grade as a precautionary measure against casing damage during construction.
- 4.) Upon completion, all artesian wells will be fitted with a locking cap.
- 5.) All flowing artesian wells will utilize a flowing well pitless adapter or other methods approved by the Township to control artesian flow.
- 6.) The servicing of flowing wells will be accommodated as follows:
 - i.) if possible, the well casing will be extended above the static water level of the well thereby stopping the flow and allowing for the removal of the flowing well pitless adapter and pumping mechanism.
 - ii.) where extending the well casing is not sufficient, a 50 mm flow diverter will be installed to allow for the diversion of flow to a side yard. The diverter will be valved and normally be closed. During servicing of the well, the valve will be opened, thus diverting flow from the wellhead and allowing the pumping mechanism to be serviced.
 - iii.) flowing artesian wells with a flow greater than 30 imperial gallons per minute may have a larger diverter installed or will be abandoned in favour of another location.
- 7.) Should the well driller not be able to provide a serviceable well on the lot; the well driller shall seek to provide a serviceable well in accordance with the condominium declaration for the development which shall permit the installation of the well either partly or totally within the common elements and/or in the front, side or rear three (3) meters of another lot provided that it is greater than 15 meters from a septic system.

SCHEDULE "J"

CONDITIONS OF DRAFT PLAN APPROVAL

FOR VACANT LAND CONDOMINIUM 23 CD - 06001

THE CORPORATION OF THE COUNTY OF WELLINGTON

With respect to an application (File No. 23CD-06001) by Reid's Heritage Homes Limited, pursuant to the provisions of Section 51 of the Planning Act, R.S.O. 1990, as amended, and pursuant to the Condominium Act, 1998, for approval of a plan of vacant land of condominium to be registered as one condominium corporation, being located on Part of Lots 23, 24 and 25, Concession 2, Township of Puslinch, County of Wellington, Draft Approval is granted, subject to the following conditions of approval:

**CONDITIONS OF APPROVAL FOR
DRAFT PLAN OF VACANT LAND CONDOMINIUM 23CD-06001**

No. Conditions

1. THAT this draft approval applies to the Draft Plan of Vacant Land Condominium, File No. 23CD-06001, as prepared and lastly revised on June 13, 2008 by MacKinnon & Associates (Project No. 2510), depicting 75 single residential units, Common Element Open space, 6m Walkway Block, SWM and Common Element Open Space, Exclusive Use, Emergency Access, 1' Reserve and Streets A - D, for a total area of 80.0 hectares (197.7 acres).
2. THAT the Township of Puslinch review the final plan that is to be presented to the County of Wellington for its final approval.
3. THAT the Township of Puslinch provides written confirmation to the County of Wellington that the appropriate zoning is in effect for the development of the subject lands.
4. THAT the written development agreement between the Owner and the Township of Puslinch shall contain provisions whereby the Owner shall undertake to register the Vacant Land Condominium plan as one condominium corporation to the satisfaction of the Township of Puslinch and the County of Wellington.
5. THAT the condominium streets shall be named and the units numbered to the satisfaction of the Township of Puslinch and the County of Wellington; and that such street names shall not be a duplicate in wording or phonetic sounding of any street name elsewhere in the County of Wellington.
6. THAT the Owner satisfies the requirements of the Township of Puslinch for parkland dedication in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended.
7. THAT the Owner provide the Township of Puslinch appropriate road widening and 0.3 metre reserves and along Concession Road 7 and Township Side Road 25.
8. THAT the Owner enter into a Development Agreement with the Township of Puslinch for the purposes of satisfying all the requirements, financial and otherwise, of the Township. Without limiting the generality of the foregoing, the condominium development agreement shall contain provisions which are satisfactory to the Township of Puslinch concerning the provision of roads, signage, street lighting, installation of services, and potable water facilities, environmental monitoring, protection and enhancement of natural areas, waste disposal systems, storm water management and drainage, and also include provisions which address the following:
 - a) Adequate phasing of this condominium development;
 - b) The opportunity for the Township to review and approve any proposed condominium description, declaration and any arrangements for shared use of facilities and any related agreements and easements in respect of this condominium development prior to final approval;
 - c) That the Owner agrees to implement the report titled, "Reid's Heritage Homes Ltd. - Heritage Lake, Noise Impact Study" dated August 2007 and further agrees that:
 - i) For Lots 1 through 21, 25 through 64, and 71 through 75, that the following clause be included in the Offers to Purchase and/or Rental Agreements:

"Due to proximity to Highway 401, Highway 6 and Wellington County Road 34, projected noise levels on this property exceed the Noise Level Objectives approved by the Ministry of the Environment and may cause concern to some individuals. Moreover, dwellings must be/have been fitted with a forced air ducted heating system suitably sized and designed to permit the future installation of a central air conditioning system by the occupants".

- ii) For Lots 22 through 24, that the following clause be included in the Offers to Purchase and/or Rental Agreements:

“Due to proximity to Highway 401, Highway 6 and Wellington County Road 34, projected noise levels on this property exceed the Noise Level Objectives approved by the Ministry of the Environment and may cause concern to some individuals. Moreover, dwellings must be/have been fitted with a forced air ducted heating system suitably sized and designed to permit the future installation of a central air conditioning system by the occupants.

Furthermore, these dwellings have been developed such that the rear yard Outdoor Living Area has been protected by a 1.8m (minimum) high noise attenuation barrier (wall) to intercept the line of sight between the source (2.11m above centerline of Wellington County Road 34) and the receiver (1.5m above final ground elevation at 3.0m from rear of house), placed adjacent to the property line and located 0.15m onto private property, installed along the rear lot lines abutting Wellington County Road 34.”

- iii) For Lots 65 through 70, that the following clause be included in the Offers to Purchase and/or Rental Agreements:

“Due to proximity to Highway 401, Highway 6 and Concession Road 7, projected noise levels on this property exceed the Noise Level Objectives approved by the Ministry of the Environment and may cause concern to some individuals. Moreover, dwellings must have a central air conditioning system installed, and the building components (walls, windows, etc.) must be designed to achieve indoor sound level criteria and be certified by a qualified noise consultant prior to Building Permit Application. An Outdoor Living Area is proposed to be in the front yard area shielded by the proposed residential units; however individuals situated on the rear yard patio/deck, balcony, and/or rear yard of the property may experience noise levels that exceed the Ministry’s noise guidelines. The Outdoor Living Area proposed for the front yard is to be a minimum of 56 m².”

- d) The installation, completion, operation and maintenance of individual privately owned tertiary sewage disposal facilities to the satisfaction of the Township of Puslinch;
- e) The installation, completion and maintenance of individual privately owned wells to satisfaction of the Township of Puslinch;
- f) The installation, completion, operation, and maintenance of all storm water management systems in accordance with the approved plans throughout all phases of grading and construction;
- g) That the Owner shall develop the common elements component of the plan of condominium in accordance with the Ontario Building Code and all approved plans, including but not limited to, site plan, servicing plan, grading and drainage plan, building elevations and building drawings and mechanical drawings approved by the Township of Puslinch and the Environmental Implementation Report for this development, prior to the final approval of the plan of condominium. For those parts of the common elements component not completed prior to final approval, the Owner shall provide financial assurances to the satisfaction of the Township of Puslinch to ensure that all common elements (i.e. land, buildings, structures, facilities and services) are completed in a timely and satisfactory manner;
- h) That the Owner shall grade, construct services and develop the lands in accordance with the detailed site plan(s) as approved by the Township. And that prior to the Township of Puslinch’s issuance of Use Permits for individual lots, final grading for the leaching bed areas and sodding requirements shall be completed to the municipality’s satisfaction;
- i) That the Owner shall make satisfactory arrangements with the appropriate Hydro Provider for the provision of permanent and/or temporary electrical services to this plan of condominium;
- j) That the Owner shall make satisfactory arrangements with the appropriate Telephone Provider for the provision of permanent and/or temporary telephone services to this plan of condominium;
- k) That the Owner shall retain a qualified engineering consultant, who specializes in the design and installation of private tertiary sewage treatment systems, to prepare and submit the necessary detailed site plan with each application for a Certificate of Approval of a private tertiary sewage treatment system and the same Consultant shall be responsible for all of the following:
- i) Preparation of the detailed individual site plan, in accordance with the recommendations of the Environmental Implementation Report, illustrating all proposed buildings and structures and their elevations, the driveway and activity areas, the location of the septic tank, pump tank or siphon (if required), the detailed design of the leaching bed area, all existing and proposed grades, including retaining walls and terraces, natural features and vegetation (existing and to be removed), the method of disposing of storm water (drainage swales, directions and grades) and all erosion control and sedimentation features;

- ii) Inspection of one or more test pits and preparation of grain-size analysis report and water table evaluation report. Where imported fill material is required, the Consulting Engineer shall provide a grain-size analysis report on the proposed fill and shall obtain approval from the Township Building Official prior to the placement of fill on the site. For the shallow buried trench leaching bed areas, there shall be supervision satisfactory to the Township of Puslinch of the layout, excavation and scarification of the leaching bed bottom to ensure compliance with approved design and grading criteria;
 - iii) Each individual Norweco or an approved equivalent tertiary treatment and shallow buried trench system is to be designed by a Professional Engineer licensed in the Province of Ontario, experienced in the design and construction of tertiary treatment systems;
 - iv) The design engineer shall inspect the installation of the tertiary treatment system and shall, prior to final approval of the septic system, provide to the Township's Chief Building Official (CBO) a letter of certification that the sewage system has been installed and is operating in accordance with the approved design;
 - v) The sewage treatment system's manufacturer or the authorized manufacturer's representative certifies in writing to the Township's CBO that the treatment system has been installed, tested and is operating in accordance with the manufacturer's recommendations.
- l) That eavestrough, foundation drains and surface/storm water drainage must not be directed to the sewage disposal system, nor unto or into the ground surface in the vicinity of the tile bed area in order to limit the impact of storm water on the operation of the leaching beds;
 - m) That the Owner shall not permit the installation of any underground lawn irrigation systems within the primary leaching bed area, or in area which detrimentally affects the operation and effectiveness of the leaching bed. The Owner agrees to insert a provision in any Agreement of Purchase and Sale to this effect;
 - n) That no structures, including accessory buildings and swimming pools, foundations for antennae and dishes, and no landscaping involving decks, berms, foundations, paving stones or trees shall be located within the sewage disposal envelope, the primary leaching bed area, or in area which detrimentally affects the operation and effectiveness of the leaching bed. The Owner/Developer agrees to insert a provision in any Agreement of Purchase and Sale to this effect;
 - o) The condominium corporation shall be ultimately responsible for the operation, maintenance, repair, replacement and monitoring of the individual treatment systems in accordance with the requirements of the OBC and the BMEC authorization report "Specific Terms and Conditions", whichever are the more stringent;
 - p) The condominium corporation shall be responsible for the sampling, testing, preparation and submission of an annual effluent monitoring report for each of the individual treatment units. The annual report is to be submitted to the Township's CBO by January 31st of each year.

The effluent will be sampled for the following parameters and criteria:

BOD₅ = 15 mg/l

TSS = 10 mg/l, and

Total Nitrogen (TKN + NO₃-N + NO₂-N) = 13 mg/l

The annual report shall:

- i) Identify any treatment unit that does not meet the effluent criteria (i.e. non-compliance);
 - ii) Describe what remedial action has or is being taken by the condominium corporation to correct the items of non-compliance; and
 - iii) Provide the schedule for implementing the remedial action to correct the non-compliance and a contingency plan to address any non-compliance item during the interim period.
- q) That the Owner shall provide a "Condominium Home Owner's Guide" to the satisfaction of the Township which provides the maintenance and obligations related to the private individual tertiary treatments services and water supply systems.
 - r) That the Owner shall prepare and implement a groundwater monitoring program to the satisfaction of the Township of Puslinch;
 - s) That the Owner shall arrange to decommission all abandoned wells on the property in compliance with the requirements of the Ministry of the Environment.
 - t) That the Owner shall arrange to decommission all existing septic systems on the subject property to the satisfaction of the Township of Puslinch.

- u) That the Owner shall place a clause within the declaration of this plan of condominium and within all Purchase and Sale Agreements that motorized boating shall not be permitted on Heritage Lake.
- v) That the Owner shall provide additional landscape plantings along the common property boundary with Slovenski Park to ensure that there is a continuous vegetative screen.
- w) That the Owner shall establish a well installation and maintenance program to the satisfaction of the Township of Puslinch and that such a program (including the unit owner's maintenance obligations related to the individual privately owned wells) shall be included within the declaration of this plan of condominium and within all Purchase and Sale Agreements.
- x) That the Owner shall advise the condominium corporation and individual unit owners of the land use activities on two adjacent non-residential properties by the inclusion of the statements in the declaration of this plan of condominium and within all Purchase and Sale Agreements:

"WARNING: Purchasers of the units are advised that units are located in proximity to an existing adjacent Industrial Facility on Lot 22, Concession 7, with a range of permitted industrial land uses and activities, including but not limited to: Production of hot mix asphalt, batching of concrete, recycling of construction materials, storage and repair of construction equipment, stockpiling, a licenced aggregate extraction operation and processing of aggregate, trucking of all associated product. Some of these uses and activities sometimes occur twenty-four hours per day, and/or seven days a week. At all times the noise, dust, and odour will be within all applicable provincial and municipal standards and guidelines. However, despite the inclusion of noise, dust, and odour control features at the industrial facility or at the residential units, and dependent upon the wind's direction and other atmospheric conditions, sound levels may be audible and/or dust and odour may be noticeable.

WARNING: Purchasers of the units are advised that the Heritage Lake condominium complex is situated in close proximity to Slovenski Park, a Slovenian cultural recreational park operated for the benefit of its membership. During the course of the year several cultural events are conducted within the park which may produce noise levels which may be perceived as a nuisance.

It is the Unit Owner's responsibility to advise the unit tenants and future buyers of the above Warning Clauses".

- y) That the Owner shall complete final grading and all other outstanding matters as required by the approved Rehabilitation Plan associated with the existing aggregate licence for the subject land. The Development Agreement between the Owner and the Township of Puslinch shall also contain provisions which require the Owner to establish the value of all outstanding works, which shall be confirmed by the Township of Puslinch, to ensure performance and compliance of all outstanding matters with the approved Rehabilitation Plans, and shall also provide for the necessary surrender of the aggregate licence.
9. THAT the Development Agreement between the Owner and the Township of Puslinch shall include a provision satisfactory to the Township of Puslinch whereby the Owner satisfies the requirements of the Puslinch Fire Department including the provision of water reservoirs for fire protection.
 10. THAT the Development Agreement between the Owner and the Township of Puslinch contain wording to the satisfaction of the Township that addresses the following matters which shall be included within the declaration of this plan of condominium and within all Purchase and Sale Agreements:
 - a) advise all persons who make first purchases of land/units within the plan of condominium, after final approval, of the development charges related to this plan of condominium;
 - b) advise all purchasers that each lot/unit shall be serviced with a privately-owned individual water supply system and a privately-owned individual septic system with tertiary treatment and identify the installation and maintenance requirements of these systems.
 11. THAT the Development Agreement between the Owner and the Township of Puslinch contain a provision which limits the uses permitted within the exclusive use areas (Lots 79 to 97 inclusive). The provision shall require that all development or site alteration shall be subject to the "Development Interference with Wetlands and Alterations to Shorelines and Watercourses" requirements of the Grand River Conservation Authority. The provision shall also make reference to the Township's Zoning By-law which provides regulations for these exclusive use areas. Reference to the above GRCA requirement and applicable zoning limitations shall be contained within the declaration of the plan of condominium and all Purchase and Sale Agreements.
 12. THAT the Development Agreement between the Owner and the Township of Puslinch shall contain a provision to address the construction and design of the proposed emergency access route to the Township Concession Road 7 to the satisfaction of the Township and in consultation with the Grand River Conservation Authority and Hydro One Networks Inc.
 13. THAT the Development Agreement between the Owner and the Township of Puslinch shall contain a provision which requires the Owner to advise all prospective purchasers, through Purchase and Sale

Agreements, that mail delivery will be in the form of designated Centralized Mail Box and shall also inform all purchasers, prior to closing of any home sale, the exact location of such facilities within the community.

14. THAT the Development Agreement between the Owner and the Township of Puslinch shall be registered against the lands to which it applies and that a copy of the condominium development agreement as registered be filed with the County of Wellington.
15. THAT prior to any grading or construction on the site and prior to final approval of the plan of condominium, the Owner shall submit the following plans and reports to the satisfaction of the Grand River Conservation Authority and the Township of Puslinch:
 - a) a detailed storm water management report and plans in accordance with the 2003 Ministry of the Environment Report entitled, "Stormwater Management Practices Planning and Design Manual". This report should include geotechnical information addressing the infiltration potential on the site. In addition, a storm servicing plan should be included. The detailed storm water management report shall also include landscaping plans;
 - b) an erosion and siltation control plan in accordance with the Grand River Conservation Authority's Guidelines for sediment and erosion control, indicating the means whereby erosion will be minimized and maintained on site throughout all phases of grading and construction;
 - c) a detailed lot grading and drainage plan showing the limits of all grading, including existing and proposed grades and information such as the tentative house locations and elevations for each lot, adequate swimming pool envelopes, tile field locations with their sizes and elevations complete with any other special features necessary to ensure adequacy of the septic system and drainage for each lot;
 - d) an Environmental Implementation Report (EIR) to the satisfaction of the Grand River Conservation Authority in consultation with the Township of Puslinch. The EIR shall include the above noted reports and address how mitigation measures outlined in EIS have been addressed. The EIR shall also provide a "Condominium Home Owner's Guide" regarding wetland, shoreline and natural area protection information;
 - e) a Development, Interference with Wetlands and Alterations to Shorelines and Watercourses permit for proposed works within the regulated area.
16. THAT the Development Agreement between the Owner and the Township of Puslinch contain provisions for the completion and maintenance of the works in accordance with the approved plans and reports noted in Condition No. 15 above.
17. THAT the Owner conveys to the County of Wellington the appropriate land for road widening and 0.3m reserve and enter into a written agreement with the County of Wellington Roads and Engineering Department to address the road entrance at Wellington Road 34. The agreement should address, among other matters, the required land conveyances, a new entrance permit (from a commercial to a public entrance), signage, and any necessary road improvements.
18. THAT the Owner conveys the appropriate land for road widening and, if applicable, 0.3m reserve, to the Ministry of Transportation and provide documentation to the County of Wellington that such conveyances are completed.
19. THAT the Owner has obtained necessary approvals/permits from the Ministry of the Environment for storm water management systems and that a copy of the approvals/permits be provided to the County of Wellington and to the Township of Puslinch.
20. THAT the Owner provide, at their expense, a centralized mail facility within the condominium in keeping with the requirements of Canada Post's Community Mailbox Program. The Owner shall also provide proper notification to future purchasers of the condominium of such a mail facility to the satisfaction of Canada Post Corporation.
21. THAT the Owner provide to Union Gas Limited the necessary easements and/or agreements required by Union Gas Limited for the provision of gas services, in a form satisfactory to Union Gas Limited.
22. THAT the Owner and the Upper Grand District School Board shall reach an agreement regarding the supply and erection of a sign on the subject land, at the owner's expense and according to the upper Grand District School board's specifications. And further, that the Owner provide the Upper Grand District School Board with a digital file of the plan of condominium in either ARC/INFO export or DXF format containing parcel fabric and street network.
23. THAT the Owner and the Wellington Catholic District School Board shall reach an agreement regarding the supply and erection of a sign on the subject land, at the owner's expense, advertising potential Wellington Catholic District School Board supporters of the location of the schools serving the area and the current practice of busing students outside the immediate area should schools in the area be at capacity.

24. THAT prior to final approval of the plan of condominium, the Owner shall provide Hydro One Network Inc. (HONI) a copy of the final lot grading and drainage plans which illustrate existing and final grades. If applicable, the Owner shall also make arrangements satisfactory to HONI for crossing of the existing hydro R.O.W.
25. THAT the Owner shall provide to the County of Wellington a digital file of the final plan of condominium which is an AUTOCAD ".dwg" file format, and which includes a PCP (plot) file.
26. THAT the Owner shall provide to the County of Wellington and to the Township of Puslinch for their review and approval the proposed condominium description and declaration and any arrangements for shared use of facilities and any related agreements and easements in respect of this condominium development.
27. THAT the Owner's surveyor shall submit to the County of Wellington a written undertaking to provide to the County of Wellington a mylar copy and a white print of the final plan of condominium as registered in the Land Titles Office for Wellington (No. 61) within 21 days of the plan's having been registered in the event that the Land Registry Office does not forward such documents to the County of Wellington.
28. THAT the Owner's solicitor shall submit to the County of Wellington a written undertaking to provide to the County of Wellington a copy of the registered declaration as registered in the Land Titles Office for Wellington (No. 61) within 21 days of the plan's and declaration's having been registered.
29. THAT, if final approval is not given to this draft plan of condominium No. 23CD-06001 within five (5) years of this draft approval, and if no extensions to draft approval have been granted, draft approval shall lapse. If the Owner wishes to request an extension to draft approval, a written explanation, together with a resolution of support from the Council for the Township of Puslinch must be received by the Director of Planning for the County of Wellington prior to the lapsing date - July 31, 2013.
30. THAT prior to final approval by the County of Wellington, the County of Wellington is to be advised in writing by the **Township of Puslinch** how conditions 2 to 16 and 26 have been satisfied.
31. THAT prior to final approval by the County of Wellington, the County of Wellington is to be advised in writing by the **Grand River Conservation Authority** how conditions 15 and 16 have been satisfied.
32. THAT prior to final approval by the County of Wellington, the County of Wellington is to be advised in writing by the **County of Wellington Engineering Services** how condition 17 has been satisfied.
33. THAT prior to final approval by the County of Wellington, the County of Wellington is to be advised in writing by the **Ministry of Transportation** how condition 18 has been satisfied.
34. THAT prior to final approval by the County of Wellington, the County of Wellington is to be advised in writing by the **Ministry of Environment** how condition 19 has been satisfied.
35. THAT prior to final approval by the County of Wellington, the County of Wellington is to be advised in writing by **Canada Post Corporation** how condition 20 has been satisfied.
36. THAT prior to final approval by the County of Wellington, the County of Wellington is to be advised in writing by **Union Gas Limited** how condition 21 has been satisfied.
37. THAT prior to final approval by the County of Wellington, the County of Wellington is to be advised in writing by the **Upper Grand District School Board** how condition 22 has been satisfied.
38. THAT prior to final approval by the County of Wellington, the County of Wellington is to be advised in writing by the **Wellington Catholic District School Board** how Condition 23 has been satisfied.
39. THAT prior to final approval by the County of Wellington, the County of Wellington is to be advised in writing by the **Hydro One Networks Inc.** how condition 24 has been satisfied.
40. THAT prior to final approval by the County of Wellington, the Owner remit to the County of Wellington the applicable **final approval fee** which is in effect at the time of the presentation of the final plan for final approval.

NOTES TO DRAFT APPROVAL

1. It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Wellington, quoting the County plan of condominium file number (23CD-06001).
2. We suggest that you make yourself aware of the following subsections of the Land Titles Act:
 - i) subsection 143(1) requires that all new plans be registered in a Land Titles system if the land is situated in a land titles division; and
 - ii) subsection 143(2) allows certain exceptions.

3. **Clearances are required from the following agencies:**

**Township of Puslinch
Grand River Conservation Authority
Wellington County Engineering Services
Ministry of Transportation
Ministry of the Environment
Canada Post Corporation
Union Gas Limited
Upper Grand District School Board
Wellington Catholic District School Board
Hydro One Networks Inc.**

If the agency condition relates to a condition(s) in the subdivision or development agreement, a copy of said agreement should be sent to them. This will expedite the clearance of the final plan.

4. The costs of any relocations or revisions to Hydro facilities which are necessary to accommodate this subdivision will be borne by the developer.
5. The Developer is hereby advised that they shall not block vehicular access to any Hydro One Networks Inc. (HONI) facilities located on the existing Right-Of-Way and shall ensure that, during construction, there will be no storage of materials or mounding of earth or other debris on the Right-of-Way. Further, any relocations or revisions to HONI facilities which are necessary to accommodate this condominium will be borne by the developer. All easement rights of HONI and its legal predecessors are to be protected and maintained.
6. The Developer is hereby advised that the transmission lines abutting this condominium operate at 500,000, 230,000 or 115,000 volts. Section 186 - Proximity - of the Regulations for Construction Projects in the Occupational Health and Safety Act, require that no object be brought closer than 6 metres (20 feet) to an energized 500 kV conductor. The distance for 230kV conductors is 4.5 metres (15 feet), and for 115kV conductors is 3 metres (10 feet). It is the proponent's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the Act. They should also be aware that the electrical conductors can raise and lower without warning, depending on the electrical demand placed on the line.
7. The final plan approved by the County of Wellington must be registered within 30 days of final approval or the County of Wellington may withdraw its approval.
8. Measurements in final plans may be presented in metric or imperial units of measurement.
9. It is the Owner's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Wellington, attention of the Director of Planning, 74 Woolwich Street, Guelph, Ontario, N1H 3T9.
10. The final plan approved by the County of Wellington must be registered within 30 days of final approval or the County of Wellington may withdraw its approval under subsection 51(59) of the Planning Act, R.S.O. 1990 as amended.
11. The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency).
12. The Developer is hereby advised that under the Public Transportation and Highway Improvement Act, Ministry of Transportation permits are required for all new development located within 800m of an existing and/or future highway property line.

NOTICE OF DECISION
On Application for Approval of Draft Plan of Vacant Land Condominium
under the Planning Act, and the Condominium Act, 1998

Approval Authority: County of Wellington

File Number: 23CD-06001 ("Reid's Heritage Homes Limited) - Vacant Land Condominium

IN THE MATTER of an Application for a Draft Plan of Vacant Land Condominium by Reid's Heritage Homes Limited.

TAKE NOTICE that the Corporation of the County of Wellington gave approval for an application for a draft plan of condominium, Wellington County File No. 23CD-06001, being composed of a vacant land condominium, being in the Township of Puslinch, Part of Lots 23, 24 and 25, Concession 2, in the County of Wellington on **July 30, 2008** under the Planning Act, R.S.O. 1990, c.P.13, and the Condominium Act, 1998.

AND TAKE NOTICE that any person or public body may appeal the decision to approve or to refuse the draft plan of condominium, the lapsing provision(if applicable) or any of the conditions of the approval of the draft plan of condominium(if applicable) to the Ontario Municipal Board, by filing with the Director of Planning and Development for the County of Wellington, not later than **August 19, 2008**, at 4:00 p.m., a written notice of appeal setting out the reasons for appeal.

AND THAT the applicant or any public body may, at anytime before the approval of the final plan of condominium, appeal any of the conditions imposed by the Corporation of the County of Wellington by filing with the Director of Planning and Development a written notice of appeal that must set out the reasons in support of the appeal, accompanied by the applicable fee of \$125.00, made payable to the Minister of Finance of Ontario.

You will be entitled to receive notice of any changes to the conditions of approval of the draft plan of condominium if you have either made a written request to be notified of the decision to approve or refuse to approve the draft plan of condominium, or made a written request to be notified of changes to the conditions of approval of the draft plan of condominium.

NOTE: Only individuals, corporations or public bodies may appeal decisions in respect of a proposed plan of condominium to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

A copy of the decision, including the conditions, is attached. Additional information regarding the proposed plan of condominium is available to the public for inspection in the Planning and Development Department of the County of Wellington, as well as at the Municipal Offices for the Township of Puslinch during regular business hours.

Zoning By-law Amendment

This property is also the subject of an amendment to Puslinch's zoning by-law (P5/2006).

DATED at the City of Guelph, County of Wellington Administration Centre, **July 30, 2008**.

Gary A. Cousins, R.P.P., M.C.I.P.
Director of Planning and Development

. 3 metre reserve

The applicant(s) hereby applies to the Land Registrar.

Properties

PIN 71201 - 0121 LT Interest/Estate Fee Simple Split

Description PT LT 25, CON 2, PTS 16, 17, 18, 19 & 20 ON 61R-11348 S/T EASE OVER PTS 16, 17 AND 18 ON 61R-11348 AS IN IS12153; TOWNSHIP OF PUSLINCH

Address PUSLINCH

Consideration

Consideration \$ 2.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name HERITAGE LAKE GP CORPORATION

Address for Service 6783 Wellington Rd #34
R.R. #22, Cambridge, Ontario N3C 2V4

I, Tim Blevins, President, have the authority to bind the corporation.

This document is not authorized under Power of Attorney by this party.

I am a general partner.

Name HERITAGE LAKE LP

Address for Service 6783 Wellington Rd #34
R.R. #22, Cambridge, Ontario N3C 2V4

This document is not authorized under Power of Attorney by this party.

This is the firm name of the Partnership/Limited Partnership.

Transferee(s)	Capacity	Share
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Name	THE CORPORATION OF THE TOWNSHIP OF PUSLINCH	Registered Owner
Address for Service	7407 Wellington Rd #34 R.R. #3, Guelph, ON, N1H 6H9	

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEREE (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Signed By

Gregory Richard Carpenter 10 Northumberland St. acting for First Signed 2010 04 14
Ayr Transferor(s)
NOB 1E0

Tel 5196321327

Fax 5196321328

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 2 of 2

Signed By

Gregory Richard Carpenter	10 Northumberland St. Ayr NOB 1E0	acting for Transferor(s)	Last Signed 2010 04 15
Tel 5196321327			
Fax 5196321328			

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

I have the authority to sign and register the document on behalf of the Transferor(s).

Gerard Hayes Murphy	84 Woolwich Street Guelph N1H 6M6	acting for Transferee(s)	First Signed 2010 04 14
Tel 519-822-8150			
Fax 5198221921			

Gerard Hayes Murphy	84 Woolwich Street Guelph N1H 6M6	acting for Transferee(s)	Last Signed 2010 04 15
Tel 519-822-8150			
Fax 5198221921			

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

ROBSON CARPENTER LLP	10 Northumberland St. Ayr NOB 1E0	2010 04 15
Tel 5196321327		
Fax 5196321328		

Fees/Taxes/Payment

Statutory Registration Fee	\$60.00
Provincial Land Transfer Tax	\$0.00
Total Paid	\$60.00

File Number

Transferor Client File Number : 14372 GC/TT

LAND TRANSFER TAX STATEMENT

In the matter of the conveyance of: 71201 - 0121 PT LT 25, CON 2, PTS 16, 17, 18, 19 & 20 ON 61R-11348 S/T EASE OVER PTS 16, 17 AND 18 ON 61R-11348 AS IN IS12153; TOWNSHIP OF PUSLINCH

BY: HERITAGE LAKE GP CORPORATION
HERITAGE LAKE LP

TO: THE CORPORATION OF THE TOWNSHIP OF PUSLINCH Registered Owner %(all PINs)

1. BRENDA LAW CLERK-TREASURER

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for THE CORPORATION OF THE TOWNSHIP OF PUSLINCH described in paragraph(s) (1) above.
- (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposited to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	2.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	2.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	2.00

4.

Explanation for nominal considerations:

s) other: Transfer of .3 metre reserves and road widenings.

5. The land is subject to encumbrance

PROPERTY Information Record

A. Nature of Instrument: Transfer By Partnership
LRO 61 Registration No. WC274276 Date: 2010/04/14

B. Property(s): PIN 71201 - 0121 Address PUSLINCH Assessment Roll No -

C. Address for Service: 7407 Wellington Rd #34
R.R. #3, Guelph, ON, N1H 6H9

D. (i) Last Conveyance(s): PIN 71201 - 0121 Registration No. WC273945
(ii) Legal Description for Property Conveyed : Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Gerard Hayes Murphy
84 Woolwich Street
Guelph N1H 6M6



REPORT PD-2025-002

TO: Mayor and Members of Council

PREPARED BY: Lynne Banks, Development & Legislative Coordinator

PRESENTED BY: Lynne Banks, Development & Legislative Coordinator

MEETING DATE: January 22, 2025

SUBJECT: Zoning By-law Amendment Application (D14/WDD)
WDD Main Street Inc.
Request for Council to deem the application complete/incomplete

RECOMMENDATION

That Report PD-2025-002 entitled Zoning By-law Amendment Application (D14/WDD) Request for Council to deem the application to be [complete/incomplete] 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 3 and Section 5 of O. Reg. 545/06 of the *Planning Act, 1990*.

Purpose

The purpose of this report is to:

1. Advise Council of the application for a Site Specific Zoning By-law Amendment for the property described as Part Lot 31, Concession 8, as in RO722846 & MS8894; Lots 7 & 8, Plan 135, Donald McEdwards Portion, North of Queen Street, save and except MCS53965; S/T the rights of owner of adjoining parcel, if any under IS13908 & ROS585925; Township of Puslinch, (the "Subject Lands"). The proposed Zoning By-law Amendment is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, to rezone the lands from Urban Residential (UR), Future Development 2 (FD2) and Natural Environmental (NE) Zone to Urban Residential Site-Specific Special Provisions (UR-spXX) Zone and Natural Environment (NE) Zone with an Environmental Protection (EP) overlay.

2. Obtain confirmation from Council that the application can be deemed to be complete and provide notice in accordance with Section 3 and Section 5 of O. Reg. 545/06 of the *Planning Act, 1990*.

Background

Application

The proposed Zoning By-law Amendment Application is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, to rezone a portion of the property from Urban Residential (UR), Future Development 2 (FD2) and Natural Environmental (NE) Zone to Urban Residential Site-Specific Special Provisions (UR-spXX) Zone and Natural Environment (NE) Zone with an Environmental Protection (EP) overlay to permit a residential subdivision and conserve the natural features.

The application required four submissions in order to address all comments from Township Staff and consultants. Each further submission addressed outstanding comments provided to the applicant by Township staff and consultants.

Consultation:

1. Pre-Consultation

A pre-submission consultation for the proposed rezoning was submitted on December 20, 2021 and the applicant was provided with preliminary comments from Township Staff and its consultants representing the Township, County of Wellington, and external agencies.

The following reports and plans have been submitted with the pre-consultation application on December 20, 2021:

- Preliminary Official Plan & Zoning By-law Policies – Morrison Property – Weston Consulting – October 21, 2021;
- Development Concept – Weston Consulting – December 16, 2021

2. First Submission

Comments

The Zoning By-law Amendment Application including the prescribed fee was submitted to the Township on March 1, 2023. There were 3 subsequent submissions before the final review of the Zoning By-law Amendment Application was circulated on November 22, 2024 to Township

staff, consultants, County of Wellington Staff and external agencies at which time all deficiencies were addressed as outlined in Schedule “B”.

The following reports and plans were submitted with the Zoning By-law Amendment application:

1st Submission – March 1, 2023:

- Zoning By-law Amendment Application Form – February 23, 2023
- Draft Plan of Subdivision Application form – March 1, 2023
- Draft Plan of Subdivision – Weston Consulting – February 23, 2023
- Draft Zoning By-law Amendment Text and Schedule
- Planning Justification Report – Weston Consulting – March 2023
- Hydrogeological Assessment – Terraprobe Consulting – February 23, 2023
- Nitrate Loading Impact Assessment Letter - Terraprobe Consulting – February 23, 2023
- Geotechnical Investigation - Terraprobe Consulting – October 3, 2022
- Fluvial Geomorphological and Meander Belt Assessment – GEO Morphix – February 17, 2023
- Environmental Impact Study – Colville Consulting Inc. – February 2023
- Tree Preservation Plan – Colville Consulting Inc. – February 28, 2023
- Functional Servicing and Preliminary Stormwater Management Report – C.F. Crozier & Associates Inc. – February 2023
- Civil Engineering Plans – C.F. Crozier & Associates Inc. – February 17, 2023
- Legal Survey – J.D. Barnes Limited – September 20, 2022
- Topographic Survey – J.D. Barnes Limited – September 16, 2022
- Traffic Impact Study – GHD – February 16, 2023
- Stage 2 Archaeological Property Assessment – Amick Consultants Limited – February 12, 2023
- Phase One Environmental Site Assessment – Niagara Soils Solutions Ltd. – March 10, 2022
- 11 Main Street Morriston Cover Letter – Weston Consulting – March 1, 2023

2nd Submission – January 10, 2024

- Second Submission Letter - ZBA and Draft Plan of Subdivision – Weston Consulting - January 10, 2024
- Comment Response Matrix – Weston Consulting – January 2024
- Draft Plan of Subdivision – Weston Consulting – December 20, 2023
- PJR Addendum – Weston Consulting – December 21, 2023
- Hydrogeological Assessment Addendum – Terraprobe – December 21, 2023
- Environmental Impact Study – Colville Consulting Inc. – December 2023

- Tree Preservation Plan – Colville Consulting Inc. – January 8, 2024
- Meander Belt Cover Letter – GEO Morphix Ltd. – December 21, 2023
- Meander Belt Width Report – GEO Morphix Ltd. – February 17, 2023
- Functional Servicing and Preliminary Stormwater Management Report – C.F. Crozier – December 2023
- Engineering Plans – C.F. Crozier – December 2023
- Traffic Impact Study - GHD – December 2023

3rd Submission – September 5, 2024

- Third Submission Draft Plan of Subdivision and Zoning Amendment Application Cover Letter – Weston Consulting – September 5, 2024
- Draft Plan of Subdivision (signed) – Weston Consulting - September 3, 2024
- Draft Plan of Subdivision (not signed) – Weston Consulting – September 3, 2024
- Zoning By-law Amendment Text & Schedule
- Planning Justification Report – Weston Consulting – September 2024
- Legal Survey – J.D. Barnes Limited – September 20, 2022
- Hydrogeological Assessment – Englobe – August 28, 2024
- Hydrogeologist Response Letter – Englobe – August 28, 2024
- Geotechnical Investigation – Terraprobe – October 3, 2022
- Environment Impact Study – Colville Consulting Inc. – August 2024
- Tree Preservation Plan - Colville Consulting Inc. – August 23, 2024
- Fluvial Geomorphological and Meander Belt Assessment – GEO Morphix – February 17, 2023
- Bronte Creek Meander Belt Cover Letter – GEO Morphix – December 21, 2023
- Functional Servicing and Stormwater Management – C. F. Crozier – September 2024
- Civil Engineering Drawing Package – Crozier Consulting Engineers – August 29, 2024
- Traffic Impact Study – GHD – June 28, 2024
- Stage 2 Archeological Property Assessment – Amick Consultants Limited – February 12, 2023
- Phase 1 Environmental Site Assessment – Niagara Soils Solutions Ltd. – August 14, 2024
- Comments-Response Matrix (2nd Submission) – August 14, 2024

4th Submission – November 21, 2024

- 4th Submission DPS and ZBA Amendment Application Letter – Weston Consulting – November 20, 2024
- Draft Plan of Subdivision (not signed) – Weston Consulting – September 3, 2024

- Draft Plan of Subdivision (signed) – Weston Consulting – September 3, 2024
- Draft Zoning By-law 11 Main Street Text and Schedule
- PJR Addendum Letter 11 Main Street – Weston Consulting – November 20, 2024
- Hydrogeological Letter – Results of Test Well Drilling – Englobe – November 19, 2024
- Well Record - Test Well 1_0 Main Street Morriston – October 16, 2024
- Well Record - Test Well 2_0 Main Street Morriston – October 16, 2024
- Well Record - Test Well 3_0 Main Street Morriston – October 16, 2024
- Environmental Impact Study Addendum Letter – Colville Consulting Inc. – November 14, 2024
- Functional Servicing and Stormwater Management Report – C.F. Crozier – November 2024
- Civil Engineering Drawing Package – C.F. Crozier – November 15, 2024
- Servicing Review Letter for ADU and HBB - C.F. Crozier – November 15, 2024
- Traffic Review Letter for ADU's and HBB – GHD – November 13, 2024
- Hydrogeological Letter for ADU and HBB – Englobe – November 19, 2024
- Addendum to Hydrogeological Investigation Results of O.Reg. 169/03 Schedule 2 Sampling – Englobe – December 2, 2024
- Comment-Response Matrix – 3rd Submission ZBA Submission Comments – November 2024

Staff recommend that Council deem the application to be complete at this time as the Township's Planning Consultant, Engineering Consultants and Hydrogeological Consultant confirm that sufficient information has been provided to make a determination as to whether the site conditions are suitable for the long-term provision of individual on-site sewage services and individual on-site water services without negative impacts. The applicant has paid the required fee to the Township and is responsible for paying all third-party costs.

Should Council deem the application to be complete, the timelines in the *Planning Act* stipulate 90 days to process the application. The Township continues to process applications as close to the stipulated timelines as practical. The legislation sets out the following process to be completed:

- Circulate the statutory notice to properties within a 120 metre buffer, in addition to all required agencies;
- Peer review all submitted materials to the satisfaction of the Township;
- Present the application to the Township Planning and Development Advisory Committee for comments (tentatively scheduled for February 11, 2025);

- Schedule and conduct at least one public meeting (tentatively scheduled for March 5, 2025);
- Advertise the complete application and public meeting in the Wellington Advertiser in accordance with statutory notice requirements and installing physical signage on the property; and
- Provide Council with a planning recommendation report and proposed by-law (Date to be determined).

Financial Implications

As outlined throughout the report.

Applicable Legislation and Requirements

County of Wellington Official Plan
Township of Puslinch Zoning By-law 2018-023
Planning Act, R.S.O. 1990, as amended

Attachments

Schedule "A" – Key Map

Schedule "B" – Pre-consultation Submission and Comment Summary

Schedule "C" – 1st Submission and comment summary (Uploaded separately due to website document size limitations)

Schedule "D" – 2nd Submission and comment summary (Uploaded separately due to website document size limitations)

Schedule "E" – 3rd Submission and comment summary (Uploaded separately due to website document size limitations)

Schedule "F" – 4th Submission and comment summary (Uploaded separately due to website document size limitations)

Respectfully submitted,

Reviewed by:

Lynne Banks
Development & Legislative
Coordinator

Justine Brotherston
Interim Municipal Clerk

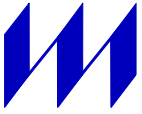
Schedule "A"

KEY MAP



Schedule "B"

Comment Summary(s)



WESTON CONSULTING

planning + urban design

Memo

To: **Varun Gupta**

From: **Kayly Robbins**

File:

Date: October 21, 2021

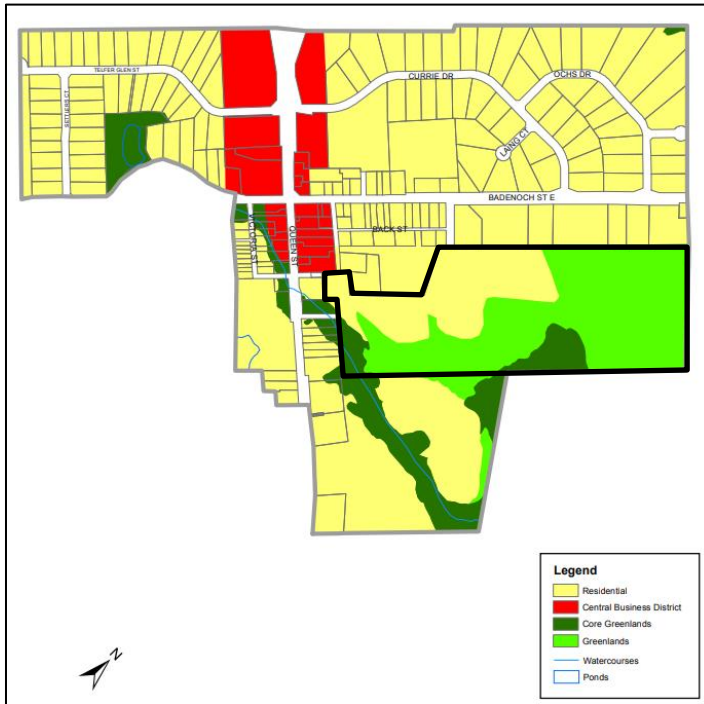
Re: *PRELIMINARY Official Plan & Zoning By-law Policies – Morriston Property*

Subject Property

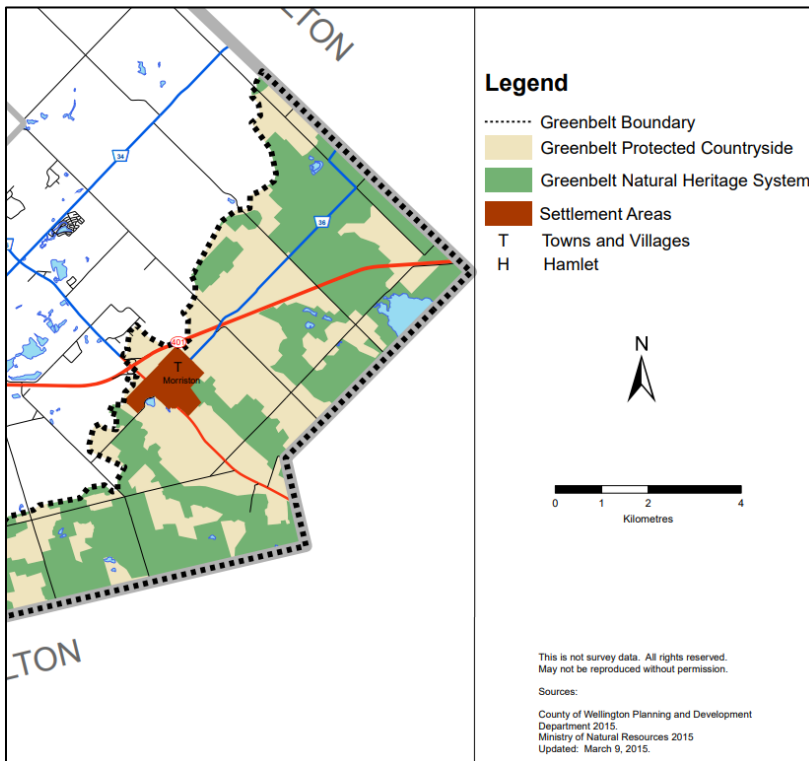
Area: 238,055.0 square metres



**County of Wellington Official Plan
Schedule A7-2**



A7-3



Residential Designation Policies:

S. 8.3.3. Permitted uses: A variety of housing types shall be allowed, but low rise and low density housing forms such as single-detached and semi-detached dwelling units shall continue to predominate. Townhouses and apartments, bed and breakfast establishments, group homes and nursing homes, may also be allowed subject to the requirements of the Zoning By-law and the applicable policies of this Plan.

In addition, non-residential uses such as schools, churches, clinics, local convenience stores, home occupations, neighbourhood parks and other public facilities may also be permitted within the RESIDENTIAL designation subject to the appropriate Zoning By-law regulations and the policies of the Official Plan

8.3.4 Low-Density Development

This plan considers single-detached, semi-detached and duplex dwellings to be low density housing forms. The Zoning By-law may provide separate zones for only single-detached, semidetached or duplex dwelling units or a combination of any of the above. The character of existing low density residential neighbourhoods should generally be protected and land uses which would cause significant loss of privacy, loss of view, or loss of sunlight due to shadowing or which would be incompatible due to their nature shall be discouraged. Section 8.3.11 provides additional consideration in this regard.

8.3.5 Medium Density Development

Multiple residential developments such as townhouses and apartments may be allowed in areas designated RESIDENTIAL subject to the requirements of the Zoning By-law and further provided that the following criteria are satisfactorily met:

- a) that medium density development on full municipal services should not exceed 35 units per hectare (14 units per acre) for townhouses or row houses, and 75 units per hectare (30 units per acre) for apartments, although it may not always be possible to achieve these densities on smaller sites;
- b) that the design of the proposed height, setbacks, landscaping and vehicular circulation, will ensure that it will be compatible with existing or future development on adjacent properties;
- c) that the site of the proposed development has a suitable area and shape to provide:
 - i. adequate on-site landscaping to screen outdoor amenity areas both on the site and on adjoining property, to buffer adjacent residential areas and to improve the overall appearance of the development;
 - ii. on-site amenity areas for the occupants of the residential units;
 - iii. adequate off-street parking, access and appropriate circulation for vehicular traffic, particularly emergency vehicles; and
 - iv. adequate grading to ensure that drainage from the property is directed to public storm drainage facilities and not to adjoining properties.
- d) that adequate services such as water, sewage disposal, storm water, roads and hydro are available to service the development;

- e) that within the built boundary, medium density is encouraged to locate on major roadways and arterial roads;
- f) that in greenfield areas, medium density is encouraged to locate on major roadways, and roads designed to serve an arterial or collector function, while street townhouses are allowed on local roads;
- g) that a separate zone(s) is established for multiple residential development.

Maximum Density for Townhouses per the OP: 35 units per hectare

Developable Area: 6.8 ha

6.8 ha x 25% (roads, SWM, etc.) = 1.36 ha

5.44 ha x 35 = **190 units**

Maximum Density for Apartments per the OP: 75 units per hectare

Developable Area: 6.8 ha

6.8 ha x 25% (roads, SWM, etc.) = 1.36 ha

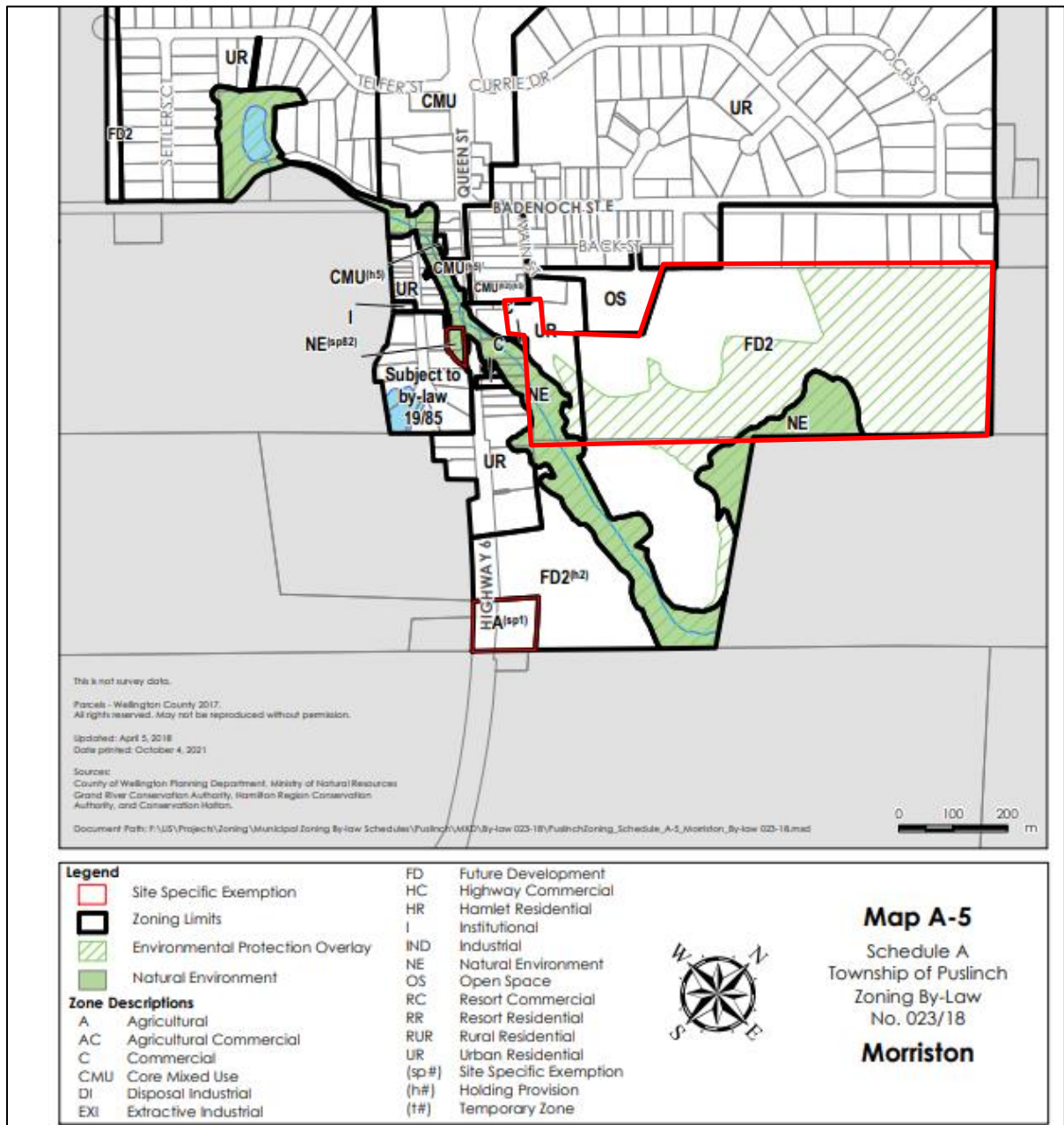
5.44 ha x 75 = **408 units**

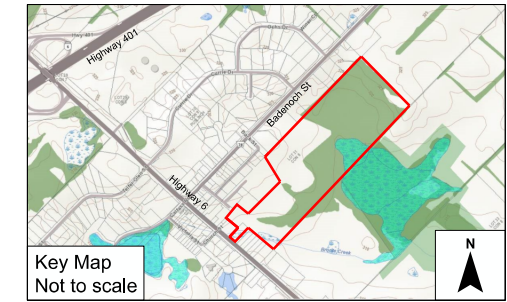
Township of Puslinch Zoning By-law

Zone: Urban Residential and Future Development 2

Urban Residential permitted uses: accessory apartment, bed and breakfast, rooming house, community garden, duplex dwelling, semi-detached dwelling, townhouse dwelling (1), group home, home business, long term care facility, private home day care, retirement home, public park, and public school

(1) The maximum number of townhouse dwellings permitted that can be attached shall be 8.





LEGEND

- █ Subject Lands
- █ Greenlands
- █ Wetlands

DEVELOPMENT STATISTICS:

Greenlands/Wetlands:	15.7 ha
Buffers:	2.97 ha
Other Lands:	0.06 ha
Net Developable Area (excl. roads):	3.64 ha
Roads:	1.23 ha
TOTAL:	23.60 ha

Unit Yield (min 0.14 ha):	18 Lots
Density:	4.95 uph

Notes:

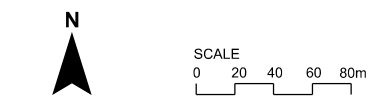
- Property Boundaries are approximate based on available mapping and subject to confirmation by survey.
- Not based on engineering, floodplain or grading analysis.
- Areas and dimensions are approximate and subject to confirmation by survey.
- Natural Heritage Areas per Ministry of Natural Resources and Forestry Mapping

DRAWN / REVISED

Date	Revision
16 DEC 2021	Revision
09 DEC 2021	First Draft

DEVELOPMENT CONCEPT

TOWN OF MORRISTON
COUNTY OF WELLINGTON



File Number: 10779
Date: 2021-12-16
Drawn By: SM
Planner: MQ
CAD: 10779_concepts/C2_2021-12-16.dgn

Drawing
C2



Comment Summary – 11 Main Street

Consultant		Comments
County of Wellington		See notes attached
GM BluePlan		See letter attached
Stan Denhoed-Township Hydrogeologist		A detailed hydrogeology study will be required to determine groundwater flow directions, rate of groundwater flow, nitrate impact analysis (Similar to procedure D5-4 from MECP), impact of sewage disposal on existing individual lots downgradient, impact of existing sewage disposal in Morriston on future wells in subject area, impact of water quality and quantity of flow in Bronte Creek, water quantity impact analysis to determine if there will be interference with existing wells (similar to procedure D5-5 MECP). We suggest that the hydrogeological consultant for this development prepare a scope of work for us to review. The depth of future wells should be carefully evaluated prior to construction given the upgradient sources of contamination.
Township Consulting Ecologist – NRSI		See letter attached
Township of Puslinch Fire Department – Brent Smith		Puslinch Fire and Rescue Services reviewed the proposal for 11 Main Street and have no concerns other than having an adequate firefighting water supply provided for the development. I have attached the specs for the fire department connections etc.
Township of Puslinch Building Department – Andrew Hartholt, CBO		No comments submitted to date
Township of Puslinch Public Works – Mike Fowler		No comments submitted to date
SourceWater		Thank you for providing the above referenced application for review. Since this property is not located in a vulnerable area (wellhead protection area,



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		issues contributing area, intake protection zone etc.), the application can be screened out and it does not require a Section 59 notice under the <i>Clean Water Act</i> .
GRCA		Check with Halton Conservation if permit is needed
Halton Conservation		<p>Should an application proceed, the proposed development shown on the pre-consultation materials will require modification based on the following preliminary comments. Further consultation with Conservation Halton (CH) staff is recommended prior to submission to discuss requirements in detail.</p> <p><u>Ontario Regulation 162/06</u> Conservation Halton (CH) regulates all watercourses, valleylands, wetlands, Lake Ontario and Hamilton Harbour shoreline and hazardous lands, as well as lands adjacent to these features. The subject property is traversed by tributaries of Bronte Creek and contains the flooding and erosion hazards associated with that watercourse. The property also contains wetlands identified by the MNRF as part of the East Morriston Swamp Wetland Complex, as well as other wetlands identified by CH. CH regulates a distance of 15 metres from the greater of the limit of the flooding or erosion hazards; 120 metres from the limit of Provincially Significant Wetlands (PSWs) and wetlands greater than 2 hectares in size, and 30 metres from other wetlands that are less than 2 hectares in size. Permission is required from CH prior to undertaking any development within CH's regulated area and development must meet CH's <i>Policies and Guidelines for the Administration of Ontario Regulation 162/06</i> (https://conservationhalton.ca/policies-and-guidelines).</p> <p><i>Hazard and Wetland Delineation</i> As part of a complete application, the development application must delineate all regulated features, hazards and allowances (development</p>



setbacks) on all plans and on a topographic survey prepared by an Ontario Land Surveyor as follows:

- **Regulatory floodplain** based on updated hydrologic and hydraulic analysis prepared by qualified professional engineer. CH may be contacted to obtain hydraulic modelling of record for this area; however, model update is required to match topographic survey and/or mapping of the study area.
- **Meander belt** based on meander belt assessment prepared by a qualified geomorphologist
- **Wetland** delineation based on a staking by CH staff in the appropriate summer season (generally June through to end of September). Please contact CH to arrange for a site visit.
- **15m regulatory allowance** from the greater of the floodplain or erosion hazard (meander belt)
- **Minimum 30m buffer** from wetlands greater than 2 hectares in size or PSWs (reduction from 120m to 30m subject to hydrologic evaluation, see regulatory development requirements below for detail)
- **Minimum 15m buffer** from wetlands less than 2 hectares in size that are not PSWs (reduction from 30m to 15m subject to hydrologic evaluation, see regulatory development requirements below for detail)

The regulated features delineated on the preconsultation material require refinement based on the above. CH should be contacted to confirm the scope of the above assessments.

Regulatory Development Requirements

As per CH Policies, all new development (structures, fill, grading, etc.), including roads, must be located outside of the natural hazards and wetlands, and their associated buffers and allowances, as listed above.



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New lot creation should be located outside of the flooding hazards, erosion hazards and wetlands. CH recommends a minimum lot line setback of 15 metres from the greater of the meander belt or flood plain limit, a minimum 30 metre lot line setback from the limit of wetlands greater than 2 hectares and/or PSWs, and a minimum 15 metre lot line setback from wetlands less than 2 hectares in size.

A hydrologic evaluation including feature-based water balance is required to demonstrate that any development (including new lots) proposed within 30-120m of PSWs or wetlands greater than 2 hectares in size, or within 15-30m of all other wetlands, will have no hydrological or ecological impacts on the wetland form and functions.

If stormwater is proposed to outlet to the regulated area, please contact CH in advance of an application to confirm if an outlet can be supported and related submission requirements. Any development within the regulated area will require a CH Permit.

Memorandum of Understanding (MOU)

As per the MOU with the County of Wellington, CH provides technical advisory comments on matters pertaining to the natural heritage system (Core Greenlands and Greenlands) and stormwater management (SWM).

Staff recommends that site water balance be maintained and that Low Impact Development measures be implemented if possible.

Staff recommends that an Environmental Impact Assessment (EIA) be completed to demonstrate the development will have no negative impacts on the natural heritage system, including the ecological form and function of features. An EIA Terms of Reference in accordance with the County of



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Wellington's Official Plan should be submitted to the agencies for review and approval prior to the initiation of the study.

In addition to the regulatory development setbacks listed above, CH will recommend that lots and development maintain appropriate setbacks from natural heritage features (significant woodlands, significant wildlife habitat, fish habitat, endangered/threatened species habitat, etc.), to be determined through the EIA. Requirements for delineation of Core Greenlands/Greenlands should be confirmed through the County.

As per CH Policy 2.6.1, any development will maintain a minimum setback of 30 metres from the bankfull channel of any coldwater/coolwater watercourse and warmwater sportfish watercourse and 15 metres from the bankfull channel of any warmwater baitfish watercourse. Bronte Creek, located within the south west portion of the lands, is considered a cold/coolwater system. Therefore, a recommended minimum setback of 30 m from bankfull should be applied and shown on all associated drawings and plans.

Further to the above, a hydrogeological assessment should be completed to demonstrate that groundwater recharge and discharge will be maintained. The study should follow CH's *Requirements for completion of hydrogeological studies to facilitate Conservation Halton's reviews, November 2014*.

Please ensure that all technical studies (i.e. hydrologic and hydraulic analysis, meander belt assessment, hydrologic evaluation, hydrogeological evaluation, functional servicing/SWM report, environmental impact assessment) are comprehensive and are coordinated and integrated with one another.

General Recommendations



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CH will recommend that lands within the regulated area and/or natural heritage system be restored and enhanced based on CH's Landscaping and Tree Preservation Guidelines; that they be designated and zoned for protection; and, that they be placed into public ownership.

Submission Requirements

CH should be circulated digitally on the complete application, which at a minimum should include:

- Delineation of all regulated features and hazards on a topographic survey prepared by an Ontario Land Surveyor, to the satisfaction of CH
- Hydrologic and Hydraulic analysis prepared by qualified professional engineer
- Meander belt assessment prepared by qualified geomorphologist
- Hydrologic evaluation including feature-based water balance considering surface and groundwater
- Hydrogeological evaluation based on CH's *Requirements for completion of hydrogeological studies to facilitate Conservation Halton's reviews, November 2014*
- Functional Servicing and Stormwater Management Report
- Environmental Impact Assessment is recommended (to be confirmed by municipality)
- Site / Concept Plans and Engineering Drawings (Grading, Erosion & Sediment Control, Site Staging and Phasing, SWM/Drainage, etc.)
- Landscaping and Restoration Plans
- Tree Inventory and Preservation Plans

Note that CH's policies and guidelines can be referenced online:
<https://conservationhalton.ca/policies-and-guidelines>.

Fees will apply based on the applicable fee schedule at the time of submission. CH's 2022 fee schedule is available online:



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		<p>https://conservationhalton.ca/plan-review-fees. The applicant should contact CH staff regarding the fee calculation prior to submission.</p>
MTO		<p>No comments receive yet, but due to the location of the property within the MTO offsets, these comments will be need prior to proceeding further. Follow up emails have been sent to the MTO but no comments to date. I would suggest that you contact them for their comments and forward them to my attention for our file.</p>

Pre-consultation Notes

11 Main St (Morrison)

Proposal:

Plan of Subdivision for 18 lots in Morrison Urban Area

- The subject property is approximately 22.8 ha (56.3 ac).
- Plan of Subdivision (applied to the County of Wellington) and Zoning By-law Amendment (applied to the Township of Puslinch) are required.

County of Wellington Official Plan:

- The subject property is designated as Residential, Greenlands, Core Greenlands and within the Paris Galt Moraine Policy Area. Identified features include significant wooded areas and Wetlands regulated by Conservation Halton.
- County OP generally supports low rise development services by private wells and septic systems when there are no available municipal services.
- Access could be via Main St and Back St (applicant to confirm with Township if either or both of these accesses are available)
- There are no municipal services available, each lot will be required to be serviced on private well and septic systems.

Township Zoning By-law:

- Zoned as Future Development (FD2), Urban Residential (UR), Natural Environment (NE) and Greenlands Overlay.
- 0.4 ha (1 ac) minimum lot size in zoning By-law for residential lots, current proposal does not meet minimum lot sizes.
- The Township is currently reviewing the Additional Residential Unit (ARU) provisions in the zoning By-law to align with the County of Wellington Official Plan.

Submission Requirements

The following should be included in the zoning and plan of subdivision applications:

- Planning justification report addressing Provincial Policy and the following sections of the County Official Plan;
 - Section 4.4 – Housing
 - A mix of housing should be incorporated into the plan – it is noted singles and townhouses are proposed.
 - A minimum of 25% of new housing units in the County will be affordable
 - Section 4.6.2 – Planning Impact Assessment
 - The Planning Justification report should consider and address this section.
 - 4.11 Public Spaces, Parks and Open Spaces
 - Trails, and trail connections should be provided to the satisfaction of the Township.

February 1st, 2022

Prepared by: Zach Prince, Senior Planner, County of Wellington

- Section 4.6.3- Environmental Impact Assessment & Part 5 – Greenlands System – The EIS for the applications should address this Section of the plan. A tree preservation/compensation and enhancement plan should also be submitted in support of the application.
- Section 4.6.4 - Traffic Impacts Assessment & Part 12 Transportation – The TOR for the Traffic Study should be circulated to County of Wellington Engineering/Roads for review and comment related to potential impacts to nearby County of Wellington roads and intersections, including but not limited to – Trafalgar Road, County Road 124, and County Rd 23.
- Draft Zoning by-law amendment
- Confirmation of adequate servicing for each unit (as determined by the Township CBO and/or Engineer)
- Traffic Impact Study (TIS)
 - Please contact Pasquale Costanzo at the County of Wellington regarding Terms of Reference and study requirements
- Environmental Impact Study (EIS) – Setbacks from the woodlot can be assessed via the EIS
- Hydrogeological and Geotechnical Study to assess soil capability for private septic systems and to justify a reduced lot size
- Grading and Servicing Plan
- Stormwater Management Brief
- Record of Site Condition
 - May require an MOE impact assessment due to proximity to prior landfill site.
- Archaeological Report

Additional Notes:

- Staff preference would be for the zoning by-law amendment and plan of subdivision to be submitted at the same time to allow the applications to be reviewed concurrently.
- The County has released an Attainable Housing strategy, it is recommended that this report be included in the applicants planning justification report, details regarding this report can be found at the link below:
[Attainable Housing Strategy](#)
- The lot located on Highway 6 will require approval from the MTO regarding access, this lot is also located in a Floodplain area (regulated by Conservation Halton) and may not be appropriate for development.
- Stormwater management (Ponds or LIDs) should be shown in subsequent site plans.
- Applicant should discuss any Parkland or trail requirements with the Township.

These comments are non-comprehensive and as more material is submitted more comments should be expected.

I trust these comments will be of assistance, if you have questions please contact the County of Wellington Planning and Development Department.

Regards,


Zach Prince MCIP RPP



January 25, 2022
Our File: 122006-002

Township of Puslinch
7404 Wellington Road 34
Guelph, ON N0B 2J0

Attention: Ms. Lynne Banks

Re: Pre-Submission Consultation
11 Main Street, Morriston
Township of Puslinch

Dear Ms. Banks,

A Pre-Submission Consultation application was received from the Township on December 20, 2021 regarding a proposed residential subdivision on the subject lands at 11 Main Street in Morriston. The Development Concept submitted shows 18 residential lots, ranging from 0.14 to 0.33 hectares. Seventeen of the lots front a new right of way, connected to an extension of Main Street and an extension of Ochs Street. One lot appears to front Highway 6. The Township requested the identification of the engineering requirements for the future development applications.

In support of the identification of the engineering requirements, the following documents and drawings were received and reviewed:

- Preliminary Official Plan and Zoning Bylaw Policies, prepared by Weston Consulting, dated October 21, 2021.
- Development Concept Drawing, Drawing C2, prepared by Weston Consulting, dated December 16, 2021.
- Development Review Meeting Request, dated December 20, 2021.

Based on our review of the site and associated documents, we provide the following engineering requirements should this application be deemed feasible to proceed by the County of Wellington Planning and Development Department.

- **Geotechnical and Hydrogeological Studies**, prepared by qualified individuals (professional geoscientist, professional engineer and/or professional hydrogeologist) providing information on site setting, desktop review of geologic and hydrogeologic information, results of field investigation programs, and recommendations related to design and construction of structures and buildings, including foundations; stormwater management systems; septic system design; and availability of potable groundwater. The scope of work for the hydrogeological study should be approved by the Township Hydrogeologist before commencement of the study.
- **Functional Servicing and Stormwater Management Report**, prepared by a licenced engineer and detailing:
 - The original (pre-development) conditions of the site and the nature of the proposed development.
 - How the lots are to be serviced by potable water, fire water and wastewater servicing.
 - How stormwater management is to be provided for the development including water quality, water quantity and water balance, as required by the Township Development Standards and Conservation Halton.
 - Grading and drainage considerations for the development.
 - How geotechnical and hydrogeological considerations will be accounted for.
 - Storm sewer design sheet in Microsoft Excel format.
- **Environmental Impact Assessment**- draft terms of reference to be reviewed by the Township and Conservation Halton prior to commencement of the study. A portion of the site is located within the Conservation Halton regulated area, and there are natural features onsite including woodland and wetland. A

General Vegetation Overview is also required, this may be combined with the Environmental Impact Assessment.

- **Traffic Impact Assessment**, due to the proximity and potential impacts to Highway 6, a traffic impact study is required to support the development. The Ministry of Transportation (MTO) should be consulted.
- **Legal Survey of the Property**, undertaken by a licenced Ontario Land Surveyor.
- **General Arrangement Plan**, showing proposed layout of subdivision, including number and size of residential lots, road allowance, stormwater management block(s) and greenspace to remain.
- **Site Grading and Servicing Plans**, developed to illustrate the site topography and drainage under existing and proposed conditions. The plan(s) should also show potable water and wastewater servicing infrastructure. Detailed drawings of proposed stormwater management facilities should be provided.
- **Sediment and Erosion Control Plan**, detailing measures to limit the effect of the proposed construction on the surrounding area and infrastructure.
- **Landscaping Plan and Tree Preservation/Enhancement Plan**, adhering to requirements determined by the Township Ecologist and in keeping with the Environmental Impact Assessment.
- **Plan and Profile Drawings for all Roads and Services.**
- **Composite Utility Plan (CUP)**, indicating the location of all underground and aboveground services, utilities driveways, street lighting, traffic and street signs, community mailbox(es) and landscaping to be installed within the municipal right of way. Sign-off of the CUP by each utility company represented by the plan is to be provided with the submission.
- **Street Lighting and Photometric Plans**, prepared by a professional engineer and including street lighting layout and design, electrical drawings showing the location of poles, load centres and luminaires, standard drawings and specifications for materials and installation, and a photometric distribution diagram indicating the average maintained illumination levels and uniformity rating in comparison to IESNA minimum requirements.
- **Itemized Construction Cost Estimate**, including 15% for engineering and contingencies.

A Planning Impact Assessment will be required by the County of Wellington Planning and Development Department. The Township Fire Department should comment on their requirements regarding fire protection and access.

If you have any questions or require additional information, please do not hesitate to contact us.

Yours truly,

GM BLUEPLAN ENGINEERING

Per:



Andrea Reed, P. Eng.
Project Engineer

January 17, 2022

2765

Township of Puslinch
7404 Wellington County Rd 34
Puslinch, ON
N0B 2J0

Attention: Mr. Jeff Bunn,
Deputy Clerk

**RE: Proposed Morriston Property Development, Township of Puslinch
Peer Review of Pre-Consultation**

As requested, we have reviewed the Preliminary Overview: Official Plan & Zoning By-law Policies, and Development Concept submitted by Weston Consulting (“the proponent”), for the proposed residential development (“proposed development”) in the Town of Morriston. Our comments are set out below.

Background

The property intended for development is located in the Town of Morriston, southeast of Badenoch Street and northeast of Highway 6/Queen Street in the Township of Puslinch (“subject property”). The above-described pre-consultation documents were submitted to the Township of Puslinch in December 2021, identifying the proposed development and outlining the relevant policies within the County of Wellington Official Plan (OP) (2021) and the Township of Puslinch Zoning By-law (2018).

Reviewed Materials

In order to complete this assignment, NRSI has reviewed the following materials:

- Preliminary Overview: Official Plan & Zoning By-law Policies - Morriston Property, Township of Puslinch. Prepared by Weston Consulting. (October 21, 2021),
- Development Concept, Town of Morrison, Township of Puslinch. Prepared by Weston Consulting. (December 16, 2021),
- “Make a Map: Natural Heritage Areas”, Ministry of Northern Development, Mines, Natural Resources and Forestry (2022),
- Natural Heritage Information Centre (NHIC) database (2022),
- “Planning and Permits Mapping”, Conservation Halton (2022).

Comments on Reviewed Materials

Through our review of the Preliminary Overview and Development Concept, the following comments have been developed:

- The subject property contains woodlands, which are considered Greenlands under the Wellington County OP (2021). The subject property also contains a portion of the East Morriston Swamp, which is considered Core Greenlands under the OP and a Natural Environment Zone by the Township of Puslinch. Two unevaluated wetlands are also located on the southwest portion of the property (NHIC 2022).

- The subject property falls within the Greenbelt Area and is specifically identified as a Settlement Area (Greenbelt Plan 2017).
- The 30m woodland buffer that has been identified by the proponent is overlapped by the proposed development footprint in two areas. It appears the proponent recognizes this proposed encroachment and has identified these two areas within the Development Concept. The proposed development footprint also overlaps a small portion of the southern woodland.
- Information available from the NHIC indicates that the subject property may contain potential habitat for herpetofauna species of special concern including the Snapping Turtle (*Chelydra serpentina*) (NHIC 2022).
- Information available from the NHIC indicates that suitable habitat for Butternut (*Juglans cinerea*), an endangered species in Ontario, may be present within the subject property (NHIC 2022).
- Existing woodlands, hedgerows, and individual trees on the subject property may contain trees that have the potential to provide suitable roosting habitat for Species at Risk (SAR) bats, including, Little Brown Myotis (*Myotis lucifugus*), Northern Myotis (*Myotis septentrionalis*) and Tri-colored Bat (*Perimyotis subflavus*).
- Based on the Development Concept, it appears trees within and adjacent to the subject property have the potential to be adversely affected by impacts associated with typical development construction activities, such as compacted soils, grading, runoff, and/or mechanical injuries. Specifically, a small portion of trees within the existing woodland, as well as trees within the hedgerow found along the northwestern perimeter of the subject property, are likely to be impacted, based on the current Development Concept, should appropriate tree protection measures not be applied prior to construction.
- Information available from the NHIC indicates that the subject property may contain potential habitat for threatened bird species including the Eastern Meadowlark (*Sturnella magna*) (NHIC 2022). Based on the available aerial imagery, it appears that suitable open country habitat is present within the subject property.
- Portions of the proposed development area overlap with lands regulated by Conservation Halton, specifically in the southeast and southwest (Conservation Halton 2022). This includes lands identified by Conservation Halton Floodplains Hazard lands, Wetland Hazard lands, and Meander Belt Hazard lands associated with a watercourse that is part of the Bronte Creek Watershed.

Recommendations

Based on our review of the Preliminary Overview and Development Concept, it is our opinion that the following requirements should be incorporated and met through the Site Plan Approval process for the proposed residential development.

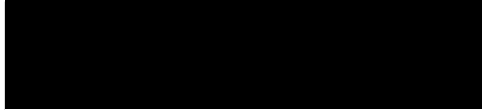
- Accurately delineate natural feature boundaries, including the dripline of the southern woodland and each wetland within the subject property.
- Provide confirmation that the proposed development and associated construction activities conform to the requirements of Conservation Halton including Ontario Regulation 162/06,

with particular regard to Conservation Halton's regulated areas within and adjacent to the subject property. The proponent is to confirm if the proposed development will require the approval of a Conservation Halton permit, however this requirement is subject to the discretion of Conservation Halton.

- It is recommended that the two unevaluated wetlands in the southwest of the subject property be evaluated by a qualified assessor in order to determine whether or not these features may be considered Core Greenlands under the County of Wellington OP and Natural Environment Zones under the Township of Puslinch Zoning By-law.
- Confirm the delineation of wetland boundaries with Conservation Halton.
- Complete a pre-construction tree inventory including all trees >10cm Diameter at Breast Height (DBH), as well as SAR vegetation of any size, with the potential to be impacted by the proposed development. The findings of this inventory should be used to create a Tree Preservation Plan (TPP) that contains suitable tree protection recommendations, such as tree protection fencing in combination with Erosion and Sedimentation Control (ESC) measures, or other measures to ensure that trees not be negatively impacted by the proposed development and associated construction. Should existing trees require removal as a result of changes in existing grade, conflicts with the development footprint, or other impacts associated with the proposed development, these trees should be identified within an Arborist Report that characterizes the findings of the tree inventory. Impacts to associated wildlife habitat, as well as the replacement of trees through compensation should also be considered.
- Identify ESC measures to be applied during construction to mitigate negative impacts on existing terrestrial and aquatic natural features on and adjacent to the subject property, including wetlands, watercourses and woodlands.
- The proponent is to assess if proposed development may impact existing trees on or adjacent to the subject property, including those within the southern woodland and northern hedgerow that exists along the perimeter of the subject property. It is recommended that any tree removals be completed outside of the active bat season (April 1 to September 30) in order to ensure compliance with the Ministry of Environment, Conservation and Parks (MECP). This would also serve to limit the potential for the destruction of migratory birds and their nests within the treed communities during the active nesting season (April 1 – August 31), which is prohibited under the federal *Migratory Birds Convention Act* (1994).
- Confirm that the proposed site alteration adequately conforms to the natural environment policies outlined within the County of Wellington OP and Township of Puslinch Zoning By-law, including but not limited to approved activities with Core Greenlands/Natural Environment Zones and Greenland areas, as well as their adjacent areas (30m).
- Provide an impact assessment identifying whether the proposed development will impact natural features on and adjacent to the subject property, including the southern woodland, wetlands and additional features regulated by Conservation Halton, and confirm the proposed development will have no negative impacts on these features. This assessment should also include confirmation of no negative impacts to potential SAR species, SAR habitat, or Significant Wildlife Habitat within the subject property. Should potential impacts to SAR species or SAR habitat be identified, the proponent should consult with MECP.

Please do not hesitate to contact us if you require further clarification on these matters.

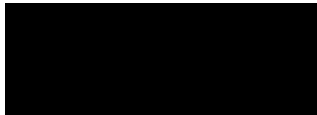
Sincerely,
Natural Resource Solutions Inc.



David E. Stephenson, M.Sc.
Certified Arborist and Senior Biologist



Jack Richard, R.P.F.
Registered Professional Forester and Biologist



Madison Postma, M.F.C.
Forestry Technician



Puslinch Fire and Rescue

7404 Wellington Rd 34, Puslinch, ON, N0B 2J0

Fire Chief Luis Gomes

Water Storage Tanks and Hydrants for Fire Protection

Water Storage Tanks

1. Water storage tanks will be sized as per the Ontario Building Code.
2. The top of the tank to be installed below the frost line. Minimum 1.3 M.
3. The bottom of the tank must not be more than 4.6 M below ground level.
4. Access manhole must have lockable heavy metal cover with no holes.
5. Access ladder to be aluminum with rungs to floor of tank.
6. Concrete to be 35 MPA at 30 days with 6% air entrainment.
7. Reinforcement to be per manufacturers specifications.
8. Install a vent pipe with rodent and insect screen.
9. Install automatic float valve system to a water source with back flow preventer.
10. Compliance with the inspection, testing and maintenance provisions of NFPA 25, "Standard for the Inspection, Testing and Maintenance of Water-Based Fire Protection Systems", for tanks is deemed to satisfy the maintenance requirements
11. The water supply source for the dry hydrant shall provide, on a year-round basis, the required quantity of water, as determined in NFPA 1142, Chapter 4, and Ontario Fire Marshal's Guidelines on Rural water Supplies for firefighting.
12. The fire department will:
 - inspect during installation of tank or tanks
 - inspect location of hydrant
 - inspect before filling
 - perform a pump test with fire pumper before final approval.

Dry Hydrant Design and Location.

- 1** Puslinch Fire and Rescue Services shall approve all aspects of the dry hydrant design and construction, including the type of materials, pipe size, and system fittings to be used.
- 2** All dry hydrant systems shall be designed and constructed to provide a minimum flow of 1000 gpm (3800 L)
- 3.** Adequate working space shall be provided around the dry hydrant to provide for a safe working environment.
- 4.** Dry hydrant systems shall be designed and constructed so that slope and piping configurations do not impede drafting operations.
- 5.** Suction hose connection(s) shall be compatible with the fire department's hard suction hose size and shall conform to NFPA 1963, *Standard for Fire Hose Connections*. The connection(s) shall include a protective cap. The cap and adapter shall be of materials that minimize rust and galvanic corrosion at draft.
- 6.** Dry hydrant to be installed a minimum of 30 M from any building and will be approximately 1.8 meters from the edge of driveway using 150 mm (6") pipe. The fire department connection fitting will be 67 cm to 90cm above the ground and facing fire truck location. The Fire Department connection must be NH (National Hose) 150mm (6") thread - female connection with a cap to seal the opening.
- 7.** The dry hydrant system and access to the site shall be developed in a manner that allows the fire department pump to connect to the hydrant using not more than 20 ft (6 m) of hard suction hose
- 8.** Dry hydrants shall be located such that they are accessible under all weather conditions. Grass, brush, and other vegetation shall be kept trimmed and neat. Vegetation shall be cleared for a minimum 3 ft (0.9 m) radius from around hydrants
- 9.** Dry hydrants shall be located a minimum of 100 ft (30 m) from any structure
- 10.** No parking or other obstacles shall be allowed within 20 ft (6 m) of the access side of the hydrant.
- 11.** Dry hydrants shall be protected from damage by vehicular and other perils, including freezing and damage from ice and other objects.
- 12.** Dry hydrants shall be inspected at least quarterly and maintained as necessary to keep them in good operating condition. The hydrants shall be flow tested at least annually with an approved pump to ensure the minimum design flow is maintained. Compliance with the inspection, testing and maintenance provisions of NFPA 25, "Standard for the Inspection, Testing and Maintenance of Water-Based Fire Protection Systems", for hydrants is deemed to satisfy the maintenance requirements
- 13.** Dry hydrant locations shall be made visible from the main roadway during emergencies by reflective marking and signage approved by Puslinch Fire and Rescue services

General Notes:

NFPA 25:

4.1 Responsibility of the Owner or Occupant.

4.1.1* The owner or occupant shall provide ready accessibility to components of waterbased fire protection systems that require inspection, testing, or maintenance.

4.1.2* The responsibility for properly maintaining a waterbased fire protection system shall be that of the owner of the property.

In accordance with the Fire Protection and Prevention Act, Puslinch Fire and Rescue Services requests that all test and inspection documentation be submitted annually to fireprevention@puslinch.ca, all work must be performed by qualified fire protection technicians.

Rev 2019.01.21

Update on Regulatory Deliverables



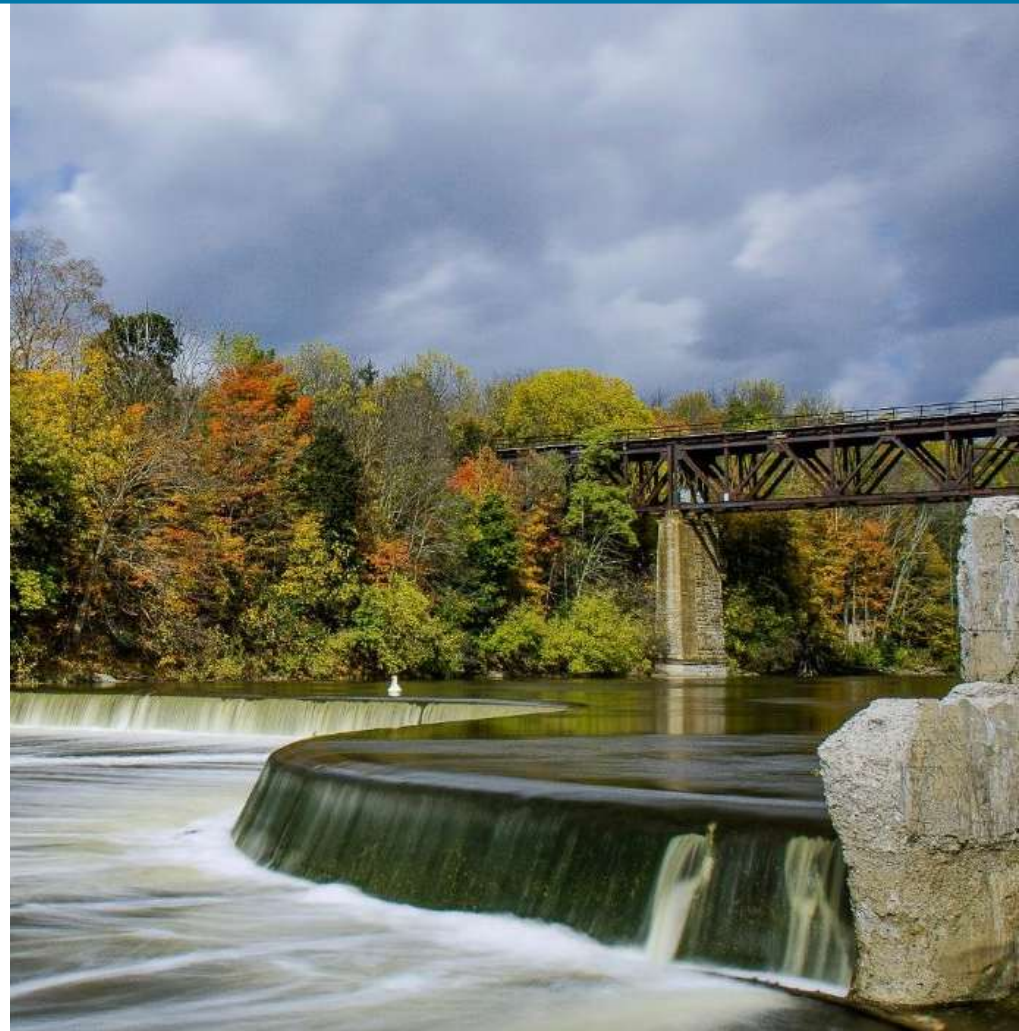
Joel Doherty, Manager of Conservation Lands
January 22, 2025



Regulatory Deliverables

Ontario Regulation 686/21: Mandatory Programs And Services

- Conservation Areas Strategy
- Land Inventory
- Asset Management Plan
- Watershed Based Resource Management Strategy
- Ice Management Plan
- Operational Plans



Overview of GRCA Landholdings

- The GRCA owns approximately 50,000 acres
- Used to support the GRCA's programs and services:
 - lands for water control infrastructure
 - outdoor recreation
 - environmental education
 - natural areas
 - agricultural and commercial leases
 - rental properties
 - lands under maintenance agreements



Conservation Areas Strategy

Purpose of the Strategy

- High-level framework that helps guide and inform decision making on all GRCA-owned lands
- Direct programs and resources on all GRCA landholdings
- Provides future direction and actions to meet objectives
- Satisfy Provincial Regulations



Strategy Objectives

1

Manage GRCA landholdings in compliance with relevant Federal, Provincial and Municipal regulations, policies, and guidelines.

2

Consider ecosystem health and resilience when making land management decisions

3

Provide sustainable outdoor recreational and educational opportunities and connections with the natural environment.

4

Enhance community partnerships on GRCA properties.

5

Manage GRCA landholdings in a strategic, fiscally responsible, and sustainable way.

Public Consultation

- Letters to participating municipalities
- Letters to First Nations
- 2 public information sessions
- Draft Strategy available on website with a public survey



Survey Results – 234 respondents

■ Strongly agree ■ Agree ■ Disagree ■ Strongly disagree ■ Neutral

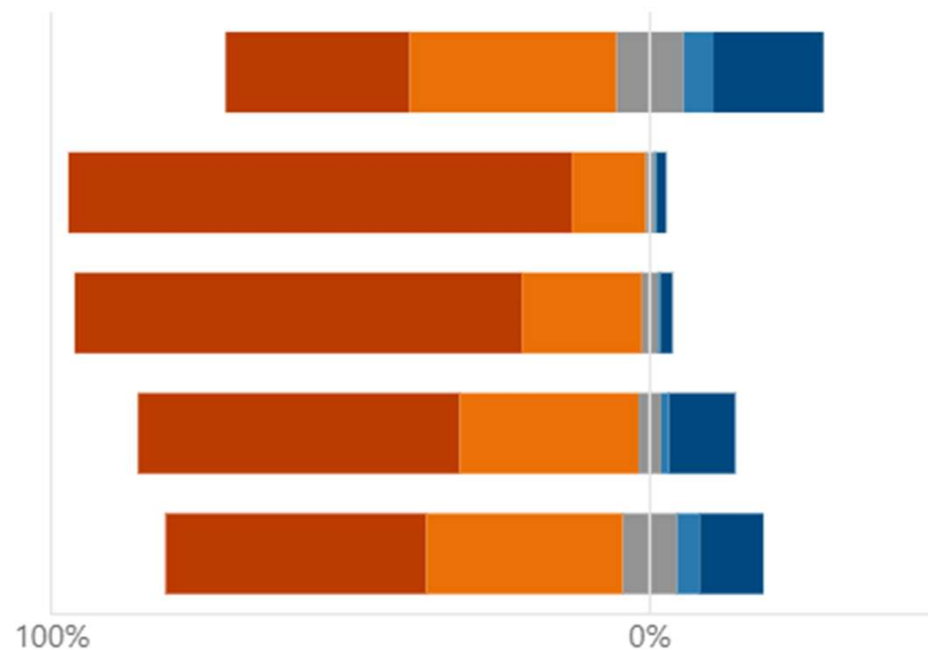
Manage GRCA landholdings in compliance with relevant Federal, Provincial and Municipal regulations, policies, a...

Consider watershed health and resilience when making land management decisions.

Provide sustainable outdoor recreational and educational opportunities and connections with the natural...

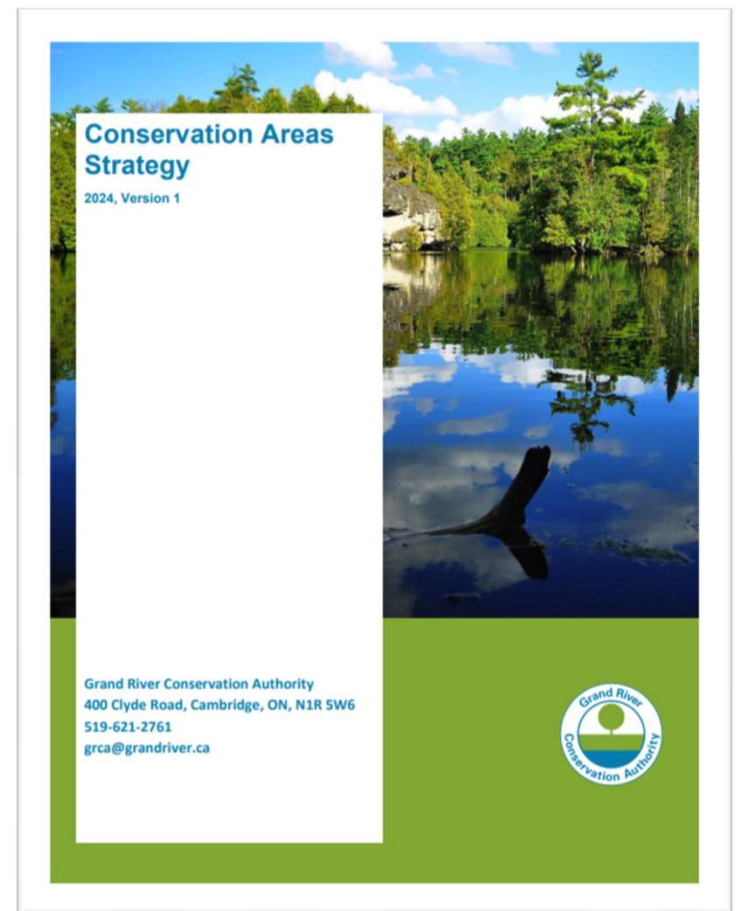
Enhance community partnerships on GRCA properties.

Manage GRCA landholdings in a strategic, fiscally responsible, and sustainable way.



Conservation Areas Strategy

- GRCA Board Approved Oct. 2024
- Includes implementable elements of the policy
- Updated framework to guide decision making about GRCA-owned lands
- Board-approved land acquisition, disposition policies (August 2024)
- Provides Canadian Heritage River designation context and clarifies GRCA's roles

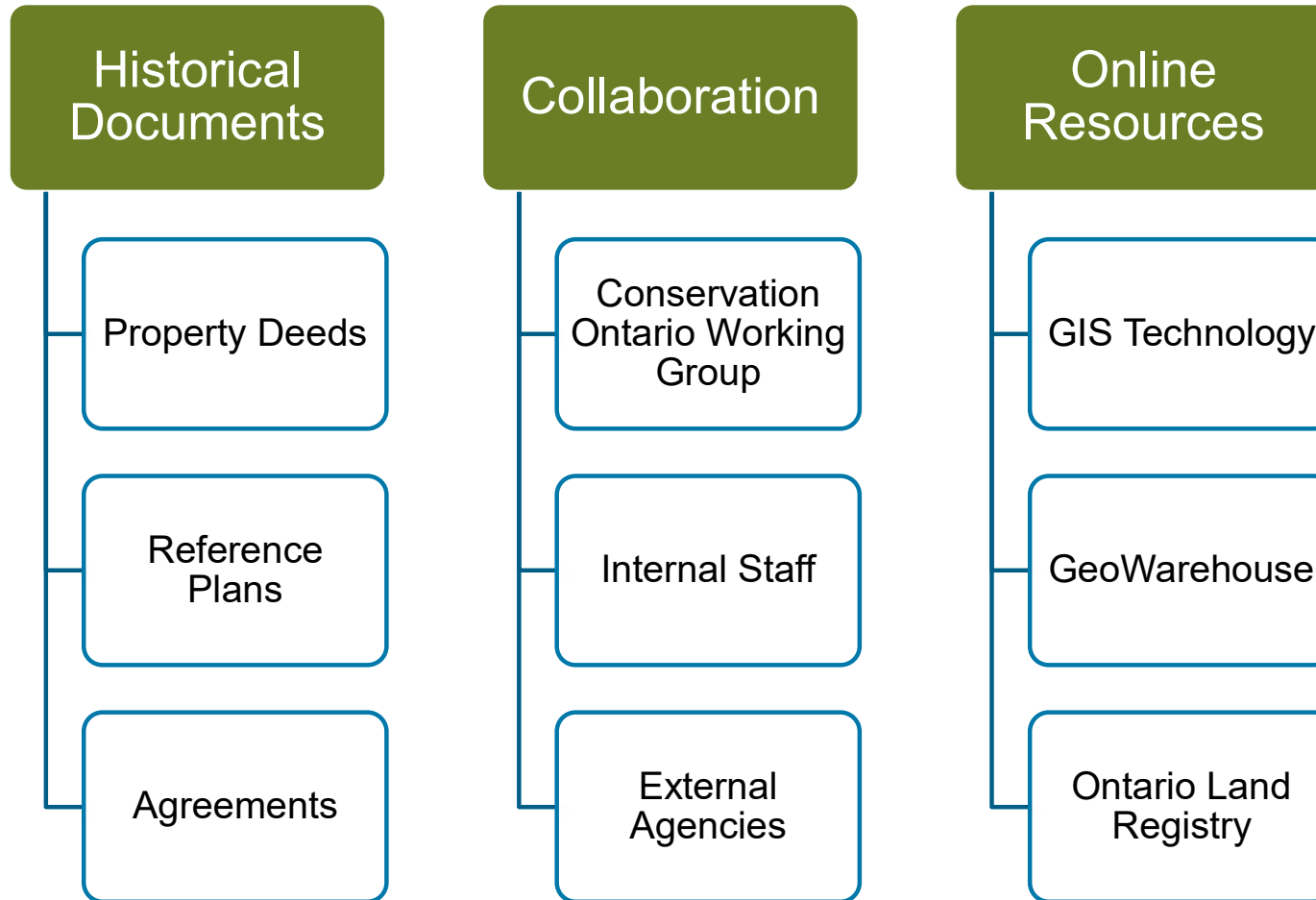


Land Inventory

Requirements for Land Inventory

- Location
- Surveys, site plans, maps
- Acquisition date
- Section 39 grant
- Whether the parcel was expropriated
- Registered legal interest
- Land use categories (determined through Conservation Area Strategy)
- Whether an activity is provided that requires direct support/supervision of staff
- Commercial logging
- Suitable for housing or housing infrastructure development (*Amended under O.Reg 594/22*):
 - Zoning by law
 - Natural heritage
 - Integration with public lands/trails

Process



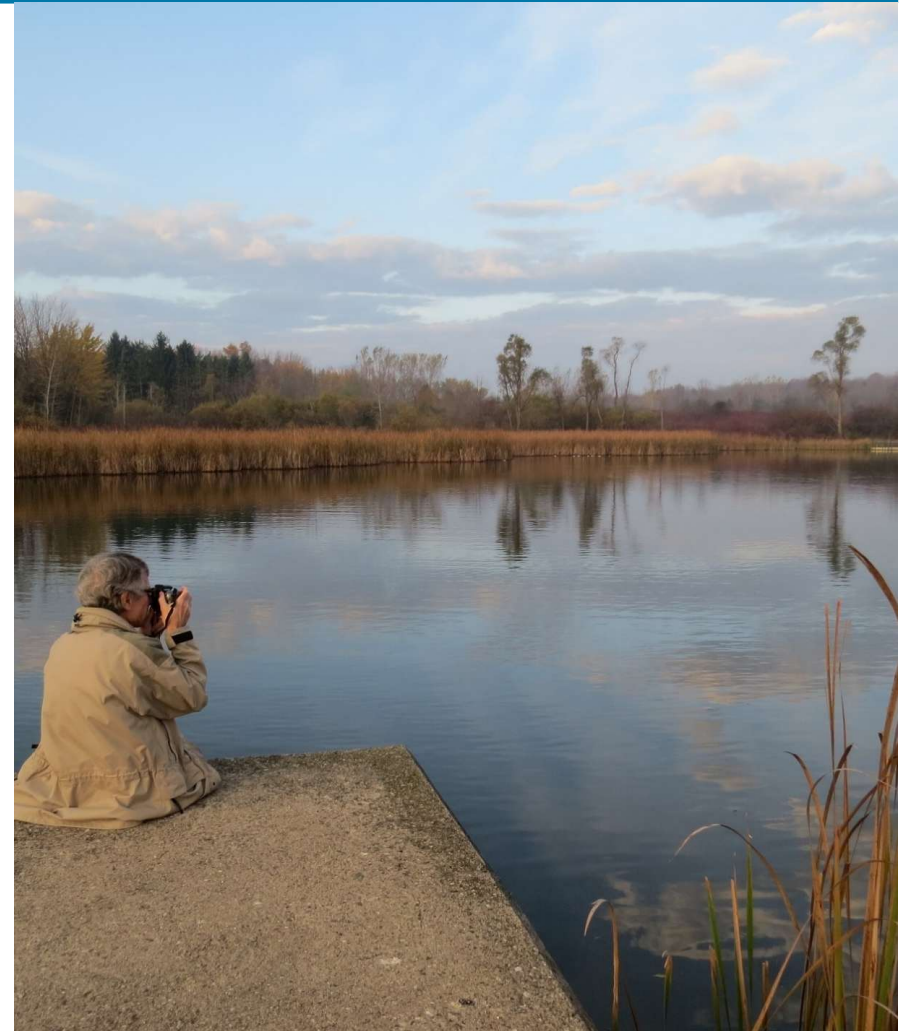
GRCA's Approach

If the parcel was zoned residential, additional considerations included:

- Natural hazards
- Natural heritage
- Property access
- Integration with other public trails and linkages
- Official Plan designations
- Feasibility of land severance
- GRCA project

OR

Properties previously declared surplus





493 parcels



30 zoned
residential



7 identified
suitable for
housing



GRCA Landholdings

19,900 hectares

Identified for potential housing

11.26 hectares

Percentage of GRCA landholdings

0.001%

Land Inventory



- 7 sites identified that meet the requirement “suitable for housing”:
 - Inverhaugh (1)
 - Guelph (2)
 - Cambridge (3)
 - Brantford (1)
- GRCA Board approved June 2024
- Inventory to be reviewed/updated annually

Questions?



January 6, 2024

Mayor and Council
7404 Wellington Road 34,
Puslinch, Ontario

Dear Mayor and Council,

RE: 2024 Provincial Planning Statement

Purpose

The County of Wellington prepared a report to provide an overview of the new 2024 Provincial Planning Statement (see **Appendix A**). The purpose of this report is to provide an overview of the County of Wellington Report.

Background

The report summarizes the significant implications regarding the 2024 Provincial Planning Statement, as follows:

- The final version of the 2024 Provincial Planning Statement is now in effect.
- The Growth Plan for the Greater Golden Horseshoe has been revoked.
- In the Greenbelt Areas of the County, references to the 2020 Provincial Policy Statement and 2019 Growth Plan for the Greater Golden Horseshoe in the Greenbelt Plan continue to apply.
The new PPS allows the County to continue to use the 2051 population, household and employment forecasts which came into effect July 12, 2024 through OPA 120.
- County Planning staff will continue with the phased Official Plan Review.

Analysis and Options

As per Section 26(1) of the *Planning Act*:

26 (1) If an official plan is in effect in a municipality, the council of the municipality that adopted the official plan shall, in accordance with subsection (1.1), revise the official plan as required to ensure that it,



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(905) 321 6743
info@npgsolutions.ca

(c) is consistent with policy statements issued under subsection 3 (1). 2015, c. 26, s. 24 (1).

The County of Wellington is presently updating its Official Plan to ensure consistency with the new Provincial Planning Statement. As identified in Section 4.2 of the County of Wellington report, County Staff will continue to consult with Member Municipalities about local needs as part of the Official Plan review.

Section 3(5) of the *Planning Act* requires that:

(5) A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

(a) subject to a regulation made under subsection (6.1), shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and

(b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be. 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80; 2023, c. 10, Sched. 6, s. 2 (1).

Section 6.1.7 of the 2024 Provincial Planning Statement provides that:

Where a planning authority must decide on a planning matter before their official plan has been updated to be consistent with the Provincial Planning Statement, or before other applicable planning instruments have been updated accordingly, it must still make a decision that is consistent with the Provincial Planning Statement.

Applications under the *Planning Act* are continuing to be reviewed to ensure that they are consistent with the 2024 Provincial Planning Statement and conform with other Provincial Plans and the County Official Plan.

Recommendations

There is no further action required at this time. County Planning Staff will continue to consult with the Township of Puslinch about local needs as part of the review of its Official Plan review.

Sincerely,



Jesse Auspitz, MCIP, RPP
Principal Planner
NPG Planning Solutions Inc.
jauspitz@npgsolutions.ca



COUNTY OF WELLINGTON

Committee Report

To: Chair and Members of the Planning Committee
From: Sarah Wilhelm, Manager of Policy Planning
Date: Thursday, September 12, 2024
Subject: **2024 Provincial Planning Statement**



PLANWELL

1.0 Purpose

The purpose of this report is to provide an overview of the new 2024 Provincial Planning Statement.

2.0 Report Highlights

- The final version of the 2024 Provincial Planning Statement comes into effect on October 20, 2024.
- The Growth Plan for the Greater Golden Horseshoe will be revoked on the same date.
- In the Greenbelt Areas of the County, references to the 2020 Provincial Policy Statement and 2019 Growth Plan for the Greater Golden Horseshoe will continue to apply.
- The new PPS allows the County to continue to use the 2051 population, household and employment forecasts which came into effect July 12, 2024 through OPA 120.
- Planning staff will continue with the phased Official Plan Review.

3.0 Background

The finalization of the Provincial Planning Statement (PPS) brings to conclusion an almost two-year process to streamline and combine the 2020 Provincial Policy Statement and 2019 Growth Plan for the Greater Golden Horseshoe. The Province consulted in 2022 on combining the two policy documents and then in 2023 and 2024 on draft versions of a new policy document. Planning Staff previously reported on the 2023 Draft and the 2024 Draft through report PD2023-17 and PD2024-20.

The 2024 PPS comes into effect October 20, 2024 and all land use planning decisions are required to be consistent with its policies. The Growth Plan for the Greater Golden Horseshoe will be revoked by O. Reg. 328/24 on October 20, 2024.

The above approach will differ for Greenbelt Plan areas of the County in Puslinch and Erin, where elements of the 2020 PPS and 2019 Growth Plan will continue to apply in accordance with the following new paragraph added to section 1.4.1 of the Greenbelt Plan:

“A reference in this Plan to the PPS is a reference to the Provincial Policy Statement, 2020 as it read immediately before it was revoked and a reference in this Plan to the Growth Plan is a reference to the Growth Plan for the Greater Golden Horseshoe 2019 as it read immediately before it was revoked.”

The above paragraph was added through approval of Amendment No. 4 of the Greenbelt Plan approved by the Lieutenant Governor in Council on August 15, 2024 (effective October 20, 2024).

4.0 2024 Provincial Planning Statement

The policy changes brought about by the new PPS are substantial. A summary of key policy changes is provided in Appendix A, including those which were made between the 2024 Draft and 2024 Final version of the PPS.

With respect to implementation, Section 6.1.6 of the new PPS states the following:

“Where a planning authority must decide on a planning matter before their official plan has been updated to be consistent with the Provincial Planning Statement, or before other applicable planning instruments have been updated accordingly, it must still make a decision that is consistent with the Provincial Planning Statement.”

This means that as of October 20, 2024, decisions of County Council, Planning Committee and Land Division Committee must be consistent with the new PPS and the County Official Plan for County applications such as an Official Plan Amendment, Plan of Subdivision/Condominium, Consent, etc. The same applies to decisions of local Councils and Committees of Adjustment for applications such as a Zoning By-law Amendment, Minor Variance, etc.

4.1 Relationship to Official Plan

In addition to the new PPS, the County of Wellington Official Plan also continues to apply to land use and servicing decisions. The new PPS states that:

- Official plans continue to be the most important vehicle for implementation of the Provincial Planning Statement.
- The policies of the PPS represent minimum standards.
- Planning authorities may go beyond these minimum standards to address matters of importance to a specific community, unless doing so would conflict with any policy of the Provincial Planning Statement.

The new PPS will be implemented through amendments to the County Official Plan as part of the ongoing Official Plan Review. Until those amendments have been completed, it will be necessary to interpret consistency/conformity with both policy documents.

4.2 Role of County Planning Staff

Policy and/or Development Planning staff will provide a professional planning opinion regarding:

- a) consistency with the new PPS as part of their comments to Committees and Councils on planning matters; and
- b) conformity with the current County Official Plan policies relative to the new PPS as part of their comments to Committees and Councils on planning matters.

Staff will also continue to consult with Member Municipalities about local needs as part of the Official Plan Review.

4.3 Relationship to the Official Plan Review

There are several growth-related policies carried forward in the 2024 PPS which are outlined below and compared with the current Official Plan/Official Plan Review.

Policy Area	2024 PPS	Official Plan / Official Plan Review
Growth Forecasts	<ul style="list-style-type: none"> Allows for municipalities like Wellington to continue to forecast growth using population and employment forecasts previously issued by the Province 	<ul style="list-style-type: none"> The County can continue to use the forecasts in the Official Plan which were based on the Growth Plan and recently approved by the Province through its decision on OPA 120
Planning horizon for land needs	<ul style="list-style-type: none"> 20 to 30-year time horizon required 	<ul style="list-style-type: none"> The 2051 horizon of the Official Plan falls within the 20 to 30-year range
Priority areas for growth	<ul style="list-style-type: none"> Requires settlement areas to be the focus of growth and development 	<ul style="list-style-type: none"> The County's growth strategy in the Official Plan is consistent with this approach
Intensification targets	<ul style="list-style-type: none"> Requires County to establish and implement minimum targets for intensification 	<ul style="list-style-type: none"> The current Official Plan contains a minimum County-wide intensification target of 20% Technical work recommends a reduction to 15% County-wide¹
Density targets	<ul style="list-style-type: none"> Encourages County to establish density targets for lands that have not been fully developed or have been added to settlement areas 	<ul style="list-style-type: none"> The current Official Plan contains a minimum County-wide density target of 40 people and jobs per hectare Technical work recommends maintaining this County-wide target¹
Phasing policies	<ul style="list-style-type: none"> Encourages County to establish and implement phasing policies 	<ul style="list-style-type: none"> The County will consider phasing policies as part of Official Plan Review
Settlement area boundary expansion criteria	<ul style="list-style-type: none"> Criteria has been simplified and scoped in some areas 	<ul style="list-style-type: none"> New criteria will be addressed as part of Official Plan Review County's established evaluation framework will continue to be applied, for criteria which doesn't conflict with the PPS
County-initiated settlement area boundary expansions	<ul style="list-style-type: none"> No longer requires (but does not prohibit) settlement area boundary expansions to be initiated by an upper-tier municipality like Wellington 	<ul style="list-style-type: none"> County will continue with its review and implementation of settlement area boundary expansions

¹ NOTE: The intensification and density targets for Centre Wellington are under review

As noted above, there are areas of alignment between the growth management policies of the new PPS and the Official Plan and/or Official Plan Review. Staff will conduct a detailed review of these and other matters to determine which Official Plan policies can be retained and those which will need to be reconsidered and revised to be consistent with the new PPS.

4.4 Impact on Severances

Given the interest in secondary agricultural rural residential severances, it is important to clarify that the new PPS does not automatically over-ride the March 1, 2005 cutoff date, limits on Hamlet expansions, or other requirements set out in the current Official Plan. The PPS places a clear priority on focusing rural growth in rural settlement areas (Secondary Urban Centres and Hamlets), but also allows growth and development to be directed to rural lands. The PPS leaves it up to municipalities to determine how. The County Official Plan policies currently allow for limited growth in rural settlements and rural areas.

Extension of the County's growth horizon from 2041 to 2051 warrants further consideration of rural growth needs. The County has initiated a Rural Residential Growth Analysis as part of the Official Plan Review (see report PD2024-29). The County will consult with Member Municipalities to determine how to best satisfy identified rural residential growth needs amongst the options for rural growth and implement any necessary changes through an Official Plan Amendment(s).

The new PPS also introduces more restrictive criteria for surplus farm dwelling severances. The PPS limits the number of severances to one new residential lot per farm consolidation (either principal dwelling or an additional residential unit, subject to criteria). As the new PPS policy criteria is more restrictive than the County Official Plan, the new PPS policies would prevail in this instance.

5.0 Transition Matters

On August 20, 2024, the Ministry of Municipal Affairs and Housing posted a proposal to seek feedback about any specific planning matters (or types of matters) in process that should be addressed through a potential transition regulation for the new PPS. For example, matters to be exempted from specific new policies and/or to be consistent with the 2020 Provincial Policy Statement. Details are provided through Environmental Registry of Ontario (ERO) posting #019-9065. Staff is reviewing this matter and may submit comments to the Ministry.

The comment period is open until October 4, 2024.

6.0 Next Steps

Staff will factor in the new Provincial Planning Statement and continue with the following parts of the County's Official Plan Review in the fall of 2024:

- Future Development Lands (OPA 123)
- Centre Wellington Urban Expansion Review
- Puslinch by Design – Employment Land Study
- Rural Residential Growth Review

Other important areas of focus for the Official Plan Review will be continued or launched in 2025, depending on the extent of work, staff time needed, and consultant availability.

7.0 Strategic Action Plan

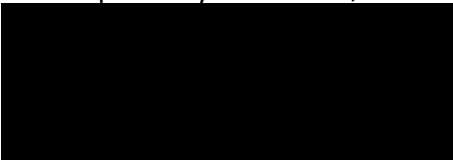
This report relates to the following objectives and priorities in the County's Strategic Action Plan:

- Making the best decisions for the betterment of the community
- To assist in solving the current housing crisis

8.0 Recommendation

That the 2024 Provincial Planning Statement report be received for information and forwarded by the County Clerk to Member Municipalities.

Respectfully submitted,



Sarah Wilhelm, RPP, MCIP
Manager of Policy Planning

Appendix A Summary of Key Policy Changes: Provincial Planning Statement, 2024

Appendix A

Summary of Key Policy Changes: Provincial Planning Statement, 2024

The Province has made additional changes from the Draft 2024 PPS to the Final 2024 PPS, including the following:

- Policy to require (rather than encourage) municipalities to support intensification and establish minimum targets.
- Policy to require municipalities to consider the impact of development within 300 m of employment areas on the long-term economic viability of employment uses.
- Adding back the definition of significant for the purposes of cultural heritage resources and archaeology.
- Revising the definition of on-farm diversified uses to include energy generation, transmission and energy storage systems.
- Clarifying permissions around creating additional residential units in prime agricultural areas, including that additional residential units are considered in addition to farm worker housing.
- Technical housekeeping changes.

The following table provides a high-level overview of key policy changes of the final 2024 Provincial Planning Statement.

GROWTH MANAGEMENT	
Forecasts and Allocations	<ul style="list-style-type: none"> • direction to use Ontario Population Projections published by the Ministry of Finance as basis for population and employment growth (with potential to modify), with a transition phase for municipalities like Wellington to continue using the 2051 Growth Plan forecasts for land use planning • land to be made available for a range between 20 and 30 years (rather than minimum of 25 years in 2023 Draft PPS) • municipal land and unit supply is required to be based on County allocation of population and units
New and Expanding Settlement Areas	<ul style="list-style-type: none"> • removes direction requiring settlement area expansions to be identified by municipalities as part of a municipal comprehensive review (Growth Plan) or a comprehensive review (2020 PPS) • provides for more flexible approach to considering such requests • requirement to consider need, infrastructure and public service facility capacity, evaluation of alternative locations in prime agricultural areas, compliance with MDS, impacts on the agricultural system through agricultural impact assessment or analysis, phased progression of urban development • continues to require settlement areas (including rural settlement areas) to be the focus of growth and development

GROWTH MANAGEMENT	
New and Expanding Settlement Areas (continued)	<ul style="list-style-type: none"> • does not carry over prohibition on establishing new settlement areas from Growth Plan, but only allows where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available
Intensification	<ul style="list-style-type: none"> • direction for municipalities to support general intensification and redevelopment • requirement to establish and implement minimum targets for intensification and redevelopment within built-up areas • “built-up areas” is not a defined term, leaving flexibility for planning authorities to delineate those areas (as opposed to delineated built-up area and delineated built boundary of the Growth Plan)
Density	<ul style="list-style-type: none"> • density targets encouraged for lands designated for growth within settlement areas or lands added to settlement areas, but without previous minimum target of 40 residents and jobs per hectare in the Growth Plan for Wellington • removal of 2020 PPS direction for new development in growing areas to be adjacent to existing built-up area
Strategic Growth Areas	<ul style="list-style-type: none"> • concept of strategic growth areas carried over from the Growth Plan to the PPS • allows for such areas to be identified by municipalities to be the focus for intensification and higher-density mixed uses • there are currently no strategic growth areas identified in Wellington
Complete Communities	<ul style="list-style-type: none"> • concept of complete communities, one of the guiding principles of the Growth Plan, has been carried over to proposed PPS • removes 2020 PPS policy direction to avoid development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas • adds policy support for improving social equity and overall quality of life for people of all ages, abilities and incomes, including equity-deserving groups

INFRASTRUCTURE AND PUBLIC SERVICE FACILITIES	
Planning for Infrastructure and Public Service Facilities	<ul style="list-style-type: none"> • added direction to leverage the capacity of development proponents when planning for infrastructure and public service facilities, where appropriate • removal of policies to support prioritizing infrastructure and public service facility planning and investment in strategic growth areas • additional policy clarification supporting public service facilities to be planned and co-located with each other, and with parks and open space where appropriate • new policies supporting municipalities, school boards and childcare service providers to work closely together in planning for schools and child care facilities
Sewage, Water and Stormwater	<ul style="list-style-type: none"> • added the undefined word “timely” to policy direction for accommodating forecasted growth for planning for sewage and water services, but continues to promote efficient use and optimization of existing municipal and private communal sewage and water services • added direction to “align” with municipal planning for sewage and water services, where applicable (rather than consider) • added direction to consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of municipal water and sewage services to meet needs for increased housing supply • concept of servicing “hierarchy” replaced with servicing “options” • removal of policy direction to promote use of existing municipal water and sewage services for intensification and redevelopment to optimize the use of the services • clarification added that municipal sewage services and municipal water services include both centralized and decentralized servicing systems • policy direction added to allow for partial services in rural settlement areas where new development will be serviced by individual on-site water services in combination with municipal sewage services or private communal sewage services
Source Water Protection	<ul style="list-style-type: none"> • final version of PPS removes previous draft new policy direction to integrate sewage, water and stormwater services with Source Water Protection (Clean Water Act)

AGRICULTURE AND RURAL AREAS	
Agricultural System Mapping	<ul style="list-style-type: none"> • direction to use an agricultural system approach, but not based on Provincial mapping • clarification will be needed regarding the application of the Provincial mapping in the Greenbelt Area
Residential Severances in Prime Agricultural Area	<ul style="list-style-type: none"> • prohibits new residential lot creation (except for a surplus farm dwelling, subject to criteria)
Additional Residential Units	<ul style="list-style-type: none"> • permits up to two additional residential units plus the principal dwelling, provided at least one of these additional residential units is located within or attached to the principal dwelling, subject to criteria • clarification added that permitted additional residential units are in addition to farm worker housing, which is permitted as an agricultural use
Surplus Farm Dwelling Severances	<ul style="list-style-type: none"> • limits number of severances to one new residential lot per farm consolidation (either principle dwelling or an additional residential unit, subject to criteria)
Removal of Land from Prime Agricultural Areas	<ul style="list-style-type: none"> • more flexible approach to allow removal of land from prime agricultural areas for new or expanding settlement areas than 2020 PPS and Growth Plan
New Non-agricultural Uses in Prime Agricultural Area	<ul style="list-style-type: none"> • new requirement for an agricultural impact assessment in these instances to identify potential impacts and recommend avoidance and mitigation approaches • broadens review of impacts from “surrounding agricultural lands and operations” to “the agricultural system”
Residential Lot Creation in Secondary Agricultural Area	<ul style="list-style-type: none"> • allows for locally appropriate residential development, including lot creation • previous policy reference in draft 2023 PPP to allow “multi-lot residential development” (e.g. subdivision/condominium) has been removed
Rural Area Growth	<ul style="list-style-type: none"> • reinstated policy from 2020 PPS requiring rural settlement areas to be the focus of growth and development in rural areas, but also allows growth and development to be directed to rural lands

NATURAL HERITAGE	
Natural Heritage	<ul style="list-style-type: none"> Restored 2020 PPS policies and definitions
Natural Heritage System	<ul style="list-style-type: none"> direction to identify natural heritage systems based on approach recommended by Province, but not based on Provincial Natural Heritage System for the Growth Plan Natural Heritage System in Greenbelt would appear to continue to apply

HOUSING	
Affordable Housing	<ul style="list-style-type: none"> added back requirement for targets for housing that is affordable to low and moderate income households also reinstates definition of “affordable” and “low and moderate income households”, but would measure income for the municipality rather than the regional market area (County)
Attainable Housing	<ul style="list-style-type: none"> no new policies proposed to address attainable housing
Housing Options	<ul style="list-style-type: none"> definition of housing options expanded to include additional types of housing (e.g. farm worker housing, multi-generational housing, low- and mid-rise apartments, etc.) and has added affordable housing back to the definition added support for housing on underutilized shopping malls and plazas

EMPLOYMENT	
Employment Area Definition	<ul style="list-style-type: none"> employment area definition scoped to exclude institutional and commercial uses, including those retail and office uses not associated with a primary employment use
Employment Area Conversions	<ul style="list-style-type: none"> allows removal of land no longer required for employment area uses (formerly employment conversions), subject to criteria including need such removals are no longer required to be considered as part of a municipal comprehensive review (Growth Plan) or an official plan review or update (2020 PPS)
Compatibility	<ul style="list-style-type: none"> overall strengthening of policy requirements for land use compatibility between sensitive land uses and employment areas
Rural Employment Areas	<ul style="list-style-type: none"> does not carry over Growth Plan restrictions which limit employment areas on rural lands to those designated as of 2006 and further limit expansion of such areas

CLIMATE CHANGE	
Climate Change	<ul style="list-style-type: none"> • overall, a much more general, less restrictive policy approach to plan for the impacts of climate change

ROLE OF PPS, IMPLEMENTATION AND INTERPRETATION	
Approach	<ul style="list-style-type: none"> • the proposed policies continue to represent minimum standards and allow planning authorities and decision-makers to go beyond them, unless doing so would conflict with the PPS policies • implementation policy (moved from preamble) requires official plans to “...provide clear, reasonable and attainable policies to protect provincial interests and facilitate development in suitable areas” • municipal official plans are the most important vehicle for implementation of the PPS and for achieving comprehensive, integrated and long-term planning
Timing	<ul style="list-style-type: none"> • the new PPS comes into effect October 20, 2024 • decisions on a planning matter on or after that date must be consistent with the new PPS • the review cycle for the County Official Plan is in progress and the County will continue to update and implement the new PPS policies as part of that process
Greenbelt Area	<ul style="list-style-type: none"> • the Province has completed an administrative amendment to the Greenbelt Plan to clarify that existing policy connections in the Greenbelt Plan to the 2020 PPS and Growth Plan remain in effect
Zoning	<ul style="list-style-type: none"> • policy direction for planning authorities to keep zoning by-laws up-to-date with their official plans and the PPS • the PPS also supports forward-looking zoning by-laws that facilitate an appropriate range and mix of housing options for all Ontarians

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2025-003

Being a by-law to authorize the entering into an Agreement with the Ministry of the Solicitor General, Office of the Fire Marshal of Ontario for the Fire Protection Grant.

WHEREAS the *Municipal Act*, S.O. 2001, c.25 authorizes a municipality to enter into Agreements;

AND WHEREAS the *Municipal Act*, S.O. 2001, c.25 authorizes a municipality to delegate authority in accordance with the provisions in the *Municipal Act*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch deems it appropriate to enter into an Agreement with the Ministry of the Solicitor General, Office of the Fire Marshal of Ontario for the Fire Protection Grant;

AND WHEREAS the Council for the Corporation of the Township of Puslinch deems it expedient to delegate authority to the Interim Chief Administrative Officer to execute on behalf of the Township amendments to the Agreement that have no budgetary impact;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the Corporation of the Township of Puslinch enter into an Agreement with the Ministry of the Solicitor General, Office of the Fire Marshal of Ontario for the Fire Protection Grant.
2. That the Mayor and Interim Municipal Clerk are hereby authorized to execute the Agreement.
3. That the Interim Chief Administrative Officer be authorized to execute on behalf of the Township amendments to the Agreement that have no budgetary impact.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22ND DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2025-004

A by-law to provide for an interim tax levy for 2025 and the collection thereof

WHEREAS pursuant to Section 317 of the Municipal Act, S.O. 2001, c. 25, as amended, the Council of a local municipality, before the adoption of estimates for the year, may pass a by-law levying amounts on the assessment of property in the local municipality rateable for local municipality purposes; and

WHEREAS the County of Wellington has not adopted estimates of all sums required by the County of Wellington for the 2025 year, and the 2025 tax rates for school purposes for all property classes have not been finalized; and

WHEREAS Section 317 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended provides for an interim levy on the assessment of real property in the municipality rateable for local municipality purposes, of a sum not exceeding fifty (50) percent of the total amount of taxes for municipal and school purposes levied on a property for the previous year; and

WHEREAS Section 317 of the Municipal Act, 2001, S.O. 2001, c.25, as amended, provides for the adjustment in the calculation of the taxes for the previous year for the purposes of calculating an interim levy; and

WHEREAS Section 317 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended provides for an interim levy on the assessment for real property added to the tax roll for the current year that was not on the assessment roll in the previous year; and

WHEREAS The Council of the Corporation of the Township of Puslinch deems it appropriate to provide for such interim levy on the assessment of property in this municipality; and

WHEREAS pursuant to Section 342 of the Municipal Act, S.O. 2001, c. 25, as amended, Council is authorized to pass by-laws providing for the payment of taxes by installments and the date or dates in the year for which the taxes are imposed on which the taxes or installments are due; and

WHEREAS pursuant to Section 345 of the Municipal Act, S.O. 2001, c. 25, as amended, a local municipality is authorized to pass by-laws to impose late payment charges for the non-payment of taxes or any installment by the due date.

NOW THEREFORE the Council of the Corporation of the Township of Puslinch enacts as follows:

1. That an amount shall be levied on the assessment as per the 2024 final assessment roll for 2025 taxation purposes equal to 50% of the total amount of taxes for municipal and school purposes levied for the previous year.
2. For the purposes of calculating the amount of total taxes for the year 2024 under Section 1 of this by-law, if any taxes for municipal and school purposes were levied on a property for only part of 2024 because assessment was added to the tax roll during 2024, an amount shall be calculated as equal to the 2024 taxes that would have been levied on the property if taxes for municipal and school purposes had been levied for the entire year.
3. All taxes levied under this by-law shall be payable into the hands of the Treasurer in accordance with the provisions of this by-law.
4.
 - (1) The Treasurer shall add a percentage as a penalty for default of payment of the installments in accordance with By-law No. 001/14, as amended.
 - (2) The Treasurer shall also add a percentage charge as interest for default of payment of the installments in accordance with By-law No. 001/14, as amended.

5. The levies imposed under Section 1 of this by-law shall be due and payable in two installments as follows:
 - (1) The 28th day of February, 2025; and
 - (2) The 30th day of April, 2025
6. The Treasurer is hereby authorized to mail every tax notice or cause the same to be mailed to the address of the residence or place of business of each person taxed unless directed otherwise by the taxpayer or agent of the taxpayer, as provided by the Municipal Act, 2001, as amended.
7. The subsequent levy for the year 2025 made under the Municipal Act, 2001, as amended, shall be reduced by the amount raised by the interim levy imposed pursuant to this by-law.
8. The Treasurer is hereby authorized to accept part payment from time to time on account of any taxes due and to give a receipt for such a part payment, provided that acceptance of any such part payment does not affect the collection of any percentage charge imposed and collectable under the provision of By-law No. 001/14, as amended, in respect of non-payment of any taxes or any class of taxes or of any installment thereof.
9. There may be added to the tax roll all or any arrears of charges, fees, costs or other expenses as may be permitted by Provincial legislation and such arrears of charges, fees, costs or other expenses shall be deemed to be taxes, collected as taxes, or collected in the same manner as municipal taxes, or dealt with in such fashion as may be specifically authorized by applicable statute.
10. Where current realty taxes being levied are paid pursuant to the Township's pre-authorized tax payment plan, such taxes shall be payable in accordance with the pre-authorized tax payment plan and shall, under the terms of that payment plan, be exempt from any penalty incurred pursuant to Section 4 of this by-law, provided that payment is being made pursuant to the terms of the payment plan.
11. Nothing in this by-law shall prevent the Treasurer from proceeding at any time with the collection of any tax, or any part thereof, in accordance with the provisions of the applicable statutes and bylaws governing the collection of taxes.
12. If any section or portion of this by-law is found by a court of competent jurisdiction to be invalid, it is the intent of Council for the Township that all remaining sections and portions of this by-law continue in force and effect.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 005-2025

Being a by-law to authorize the designation of real property located at 4855 Pioneer Trail, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 4855 Pioneer Trail, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 4855 Pioneer Trail, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 005-2025

4855 Pioneer Trail,
Puslinch

PIN: 71214-0213

Legal Description: PT LT 13 CON 5 PUSLINCH, DESIGNATED AS PT 1 PL 61R20571;
TOWNSHIP OF PUSLINCH

Schedule "B"
To
By-law Number 005-2025

4855 Pioneer Trail,
Puslinch

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

The property located at 4855 Pioneer Trail, Township of Puslinch meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

The property retains cultural heritage value in its fine Italianate domestic architecture, in its historical association with a significant individual, with Scottish settlement in Puslinch Township, and with the Puslinch Farmer's Club and its mission to advance agricultural education in Puslinch Township. Contextually, the property is situated within an area of other manor-type farmhouses owned by gentleman farmers who significantly promoted and advanced agricultural education, innovation and efficiency in the Township.

Design Value:

Built by James Anderson, c. 1865 and named "Springfield Farm", the property is a singular example of a two-storey yellow brick manor-type farmhouse constructed in the Italianate style, and the foremost example of Italianate residential architecture in brick in the Township. Italianate architecture incorporates picturesque details, projected bays or towers and ornamented alterations to Georgian and Neoclassic design. Such details included in this property are a symmetrical five-bay Neoclassical facade with a low-hip roof and wide eaves. A central two-storey projected bay has an entrance porch (replacement of original porch) on the lower storey and paired arched windows on the second storey under a gable, also features of Italianate architecture. The facade features tall rectangular windows on both storeys with brick label stops. The yellow brick construction is notably early for the Township and the bricks were likely sourced from the Morrison brickyard. A one-and-one-half storey end gabled kitchen tail in yellow brick, perpendicular to the main part of the property, extends at the rear of the building.

Historical/ Associative Value:

In 1861, James Anderson from Ayrshire, Scotland, purchased the property. After his marriage to Margaret Smart in 1862, he erected the large yellow brick Italianate manor-type farmhouse. Anderson named his extensive and productive agricultural property "Springfield Farm." A founder of the Puslinch Farmer's Club, Anderson significantly promoted and advanced agricultural education, innovation and efficiency for farmers in the Township in the mid to late nineteenth century.

Contextual Value:

Sited on a hill overlooking the Speed River, the property is located adjacent to other manor-type farmhouses built by gentleman farmers who were colleagues of James Anderson in the Puslinch Farmer's Club.

Description of Heritage Attributes:

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 4855 Pioneer Trail:

James Anderson House:

- Original/extant fenestration for windows and doors
- Extant 6/6 mullioned rectangular windows, arched windows and doors.
- Brick exterior front and side facades
- Brickwork drip molds over windows.
- Height, scale, and massing of two-storey Italianate primary structure.

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 006-2025

Being a by-law to authorize the designation of real property located at 4856 Sideroad 10 North, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 4856 Sideroad 10 North, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 4856 Sideroad 10 North, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 006-2025

4856 Sideroad 10 North,
Puslinch

PIN: 71213-0071

Legal Description: PT ROAD ALLOWANCE BETWEEN TWPS OF GUELPH & PUSLINCH
CLOSED BY UNREGISTERED BYLAWA 344 & 301, DES PT 2, 61R6065; AND PT LOTS 9 &
10

Schedule "B"
To
By-law Number 006-2025

4856 Sideroad 10 North,
Puslinch

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF
HERITAGE ATTRIBUTES**

The property located at 4856 Sideroad 10 North, Puslinch, meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

This property, built c. 1848 has highly significant cultural heritage value retained in the residence, barns, and landscape. Its design value lies in its very early and grand Neoclassic residence built in a frontier environment. It is associated with Thomas Saunders, and William Sorby, prominent gentleman farmers who promoted agricultural technology and education in the Township. The property also has a very complex social history of national significance. In addition to its farming purposes, the property has served as a rehabilitation centre for the World War 1 veterans, an agricultural training school for British youth, and a summer camp for World War 1 orphans. Contextually, the property is historically adjacent to manor farms built by other gentleman farmers who promoted agricultural education, improvement and invention, and is a landmark.

Design Value

The property's residence c. 1846 is an outstanding example of an early three-storey Neoclassic house rendered in large ashlar limestone, presently covered with roughcast plaster. The front of the residence is two storeys and the slope of the site and raised basement have created a third storey elevation at the rear of the building. This residence is the earliest example of Neoclassic architecture in Puslinch and one of the earliest extant stone properties in the Township. A model of the style, this Neoclassical residence has symmetry, simplicity of form and a formal system of proportion. The three bay front facade has a centred entranceway under a wood Greek portico, and has five large and proportionally vertical window fenestrations with stone sills, located symmetrically one to each side of the entrance and three on the second storey. The rear elevation has four windows placed symmetrically across each of the three stories. The hip roof has a front and rear centred low gable, added later in the Italianate style. Under these gables is a single ocular window. A hipped-roofed single storey wing (two-storey at the rear) at the side of the main building has similar, symmetrical, fenestrations of two windows on the front facade, and two on the upper part of the rear facade with a window and entrance on the lower level.

Historical/ Associative Value

The property, built on Lots 9 and 10 on Concession 5, originally belonged to Roland Wingfield. Col. Thomas Saunders, from Buckinghamshire, purchased the property in the 1840s and replaced the original log residence with his Neoclassic stone residence in 1846. He called his farm, "Woodlands." Saunders was a "Gentleman" farmer, president of the Puslinch Agricultural Society and the Wellington County Agricultural Society, and livestock breeder. He was also a colonel of the militia for the counties of Wellington, Waterloo and Grey, crown prosecutor, and Clerk of the Peace for Wellington from 1840 until his death.

Between 1863 and 1864, Walter Sorby bought the farm from Saunders and subsequently built a substantial horse barn and a woodworking shop for himself and his three carpenter sons. After Walter's passing in 1890, the farm passed into the ownership of his son, Oswald. Oswald used the farm for animal raising and the importation and sale of valuable horses, particularly Clydesdales.

In 1923 the property developed provincial and national significance as a rehabilitation/retraining centre for injured soldiers returning from the battlegrounds of World War I. The Province of Ontario purchased the property for this purpose and renamed it “Vimy Ridge Farm,” after the battle of Vimy Ridge where the Canadian Expeditionary Force defeated the three divisions of the German Army in 1917. Vimy Ridge became a symbol of national achievement and sacrifice. The farm was also used as a summer camp for war orphans in 1924. From that time forward to 1932, under the British Government’s “Empire Settlement Act” (1922), Vimy Ridge Farm served as an agricultural training centre in an attempt to provide workers from Britain and her colonies needed for Canada’s farms. Boys were trained in farming methods at the farm, provided room and board and subsequently were hired out to farmers.

Contextual Value:

The property remains as the material evidence of the architectural and agricultural initiatives of the nineteenth and twentieth centuries. Additionally, the property is considered a landmark for the area and has a physical proximity to the Anderson and Buchanan farms owned likewise by Gentleman farmers, active in the agricultural societies. Nationally, hundreds of Canadian families trace their heritage to Vimy Ridge Farm as their first residence in Canada.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 4856 Sideroad 10 North:

Thomas Saunders House/Vimy Ridge:

- All original door and window openings, extant sash windows
- Front portico
- Original stone foundation
- Front, side, and rear stone facades
- Height, scale, and massing of original three storey property
- Brick chimneys on main part of residence

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 007-2025

Being a by-law to authorize the designation of real property located at 6981 Concession 4, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 6981 Concession 4, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 6981 Concession 4, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 007-2025

6981 Concession 4,
Puslinch

PIN: 71200-0179

Legal Description: PT LOT 19, CON 3 DES AS PT 2, 61R11574 ; T/W ROS519048 ; S/T IS11031

Schedule "B"
To
By-law Number 007-2025

6981 Concession 4,
Puslinch

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

The property at 6981 Concession 4, Puslinch meets the requirements for heritage designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

6981 Concession 4, Puslinch retains cultural heritage value in the exceptional stonemasonry craftsmanship of its "Ontario House" design. Historically, the property is associated with early immigration to Puslinch Township from the Scottish Highlands, and the community in Puslinch known as "The Third". Contextually, the property is associated with two neighbouring properties with similar stonemasonry and design from the same builder.

Design Value:

The property is an outstanding example of 'Ontario House' architecture c. 1865 in coursed fieldstone with elaborate stone masonry detailing in cut limestone. Features present that are consistent with the Ontario House architectural style include the one-and-one-half storey elevation with side-gabled roof, and front entrance under a centred peaked roof gable. Symmetrical single windows are positioned on either side of the entrance door. A double arched window is under the peak above the entrance. A high degree of masonry craftsmanship is reflected in the Italianate detailing on the elaborate articulated quoins, distinctive entrance door voussour, pedimented window surrounds on the ground floor and carved surrounds with keystones on the upper storey arched windows, all rendered in finished limestone. The front door entranceway has a fanlight transom with sidelights.

Historical/ Associative Value:

The property, located on Rear Part Lot 19, Concession 3, holds significant historical value, dating to the earliest settlement in Puslinch Township. In 1834, as a result of the Highland clearances, widow Catherine Stewart and her children immigrated from Perthshire, Scotland, becoming the first settlers on the lot. They initially resided in a shanty before constructing a log cabin, laying the foundation for future developments.

The current house, built c. 1865, marked a milestone in the property's history, built for Catherine's son, Peter Stewart, before his marriage in 1866. Catherine Stewart was a founder of Duff's Presbyterian Church and Peter Stewart was both an esteemed farmer and respected elder of this Church. The family played a vital role in the community's founding and development. His sister, Catherine Stewart, also contributed significantly, assuming parental responsibilities during times of family tragedy.

The property flourished as a prosperous farm, cultivating grain, wheat, and vegetables, and serving as a hub for agricultural activities. In more recent times, it underwent a transformation and now serves as the Donkey Sanctuary of Canada, preserving its heritage while continuing to fulfil a role in the community.

Contextual Value:

The property is an integral part of a collection of neighbouring 1860s residences linked by their similar architectural design and outstanding masonry. Notably, the houses of Alexander McKay on Lot 19 Front Concession 3 and John McCormick on Lot 15 Front Concession 3 bear a striking resemblance to the Peter Stewart house in terms of their construction and masonry detailing.

Description of Heritage Attributes:

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 6981 Concession 4:

Peter Stewart House:

- Extant doors and windows
- Original window and door fenestration
- Exterior fieldstone construction
- Masonry limestone quoins, voussoir, and window surrounds with original detailing
- Height, scale, and massing of the original one-and-a-half storey property

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 008-2025

Being a by-law to authorize the designation of real property located at 4556 Sideroad 20 North, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 4556 Sideroad 20 North, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 4556 Sideroad 20 North, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 008-2025

4556 Sideroad 20 North,
Puslinch

PIN: 71200-0291

Legal Description: PART OF LOT 20, CONCESSION 3 PUSLINCH, DESIGNATED AS PARTS
1, 2 AND 3, PLAN 61R3352 EXCEPT PART 1, PLAN 61R5759 & PART 1, PLAN 61R8450 &

Schedule "B"
To
By-law Number 008-2025

4556 Sideroad 20 North,
Puslinch

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

The property located at 4556 Sideroad 20 North, Puslinch meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

The property located at 4556 Sideroad 20 North, Puslinch, retains significant cultural heritage design value due to its architectural rarity: it is one of the few remaining log houses in the Township. The property is historically associated with the McLennan Family and Highland Scots immigration to Puslinch and contextually associated with adjacent McLennan/McKay properties.

Design Value:

Log cabins and log house residences were the predominant residential architecture in Puslinch Township from the earliest European settlement in the 1820s until the latter part of the nineteenth century. Their design illustrates the function of environment, technology and community effort on vernacular architecture in the settlement period. Despite their ubiquitousness in the mid-1800s, very few of these architectural forms have survived. The property at 4556 is a rare example of a large, two-storey side-gabled house constructed c. 1840-1845 of horizontal cedar logs laid with dovetailed corners and plaster chinking. The fenestrations for windows and doors were cut in after the house was assembled. These original extant fenestrations include seven windows, one on each side of the original south-facing central entrance, two on each side of the end-gabled upper storey and one at the rear (north side) of the house. Three door fenestrations include one on the south side, one on the east side and one on the north side. Recent improvements using traditional craftsmanship include rebuilding of a portion of the stone foundation, repair of the plaster chinking, and roofing.

Historical /Associative Value:

Margaret McLennan (1783-1871), immigrated to Canada in 1841 as a widow with her grown family after being evicted from lands in Loch Broom, Ross-Shire, Scotland. Her daughter Catherine was married to Alexander McKay, also of Loch Broom, Ross-Shire and they had immigrated and settled on lots 18 and 19, Front Concession 3 the in 1840. It is likely that Alexander McKay had the log house built on Lot 20 for Margaret's family. Her son Donald McLennan settled Rear Concession 3, Lot 21 and became a profitable farmer.

Contextual Value:

The property is adjacent to other properties of significant cultural heritage value built by the McLennan/McKay families and forms part of a built landscape containing numerous other Highland Scots settler residences.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 4556 Sideroad 20 North.

Margaret McLennan House:

- Original/extant door fenestrations.
- Original window fenestrations.
- Original foundation with reconstructive repair in 2023/2024
- Logs used in the exterior wall construction.
- Height, scale, and massing of two storey log residence.

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 009-2025

Being a by-law to authorize the designation of real property located at 6592 Concession 1, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 6592 Concession 1, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 6592 Concession 1, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 009-2025

6592 Concession 1,
Puslinch

PIN: 71207-0422

Legal Description: PART LOT 5, CONCESSION 1 , PART 1, PLAN 61R20848

Schedule "B"
To
By-law Number 009-2025

6592 Concession 1,
Puslinch

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

The property located at 6592 Concession 1, Puslinch, meets the requirements for designation prescribed by the Province of Ontario under the three categories of design value, historical/associative value, and contextual value. The property retains cultural heritage value due to its vernacular fieldstone form, its historical association with nineteenth century hostelry on Puslinch Lake, and its role in the social life of the Killean community. It also has a historical connection to the founding of the Black Baptist Church in nearby Galt. Contextually, it is the last remaining in-situ domicile of nineteenth century innkeepers on Puslinch Lake.

Design Value:

The property is a vernacular random coursed fieldstone residence built by Puslinch Lake innkeeper Frederick Begerow after 1861. The original cross-gabled farmhouse is one-and-a-half stories and features fieldstone exterior walls with a rubblestone foundation. The property differs significantly from other stone residences built in the same period in the Township which usually maintain a symmetrical side-gabled form. The presence of two separate front entry doors with different interior floor levels suggests the structure was built in two stages and may have a precedent in German architecture. Multiple additions in the 20th and 21st centuries have altered some of the exterior facades.

Historical/ Associative Value:

The property was occupied until c. 1850 by James Thompson, a Black preacher and barber who lived in a log house on the lot. He founded the first Black Baptist Church in nearby Galt. German immigrant Frederick Begerow purchased the property in 1855. He built and operated the Highland Chief Inn and tavern on the property at the extreme south-east corner of Puslinch Lake. The 1861 census enumerated him as a tavern-keeper and farmer operating out of a log building. The present stone farmhouse was built in the early 1860's. His youngest son, August, occupied the property once his father had passed away.

During the summer months, the Highland Chief Inn was one of five hotels on Puslinch Lake that hunters, fishers, and vacationers would stay at, as the lake offered an abundance of game to be caught, as well as ample room for leisure. August considered the location one of the healthiest summer resorts within Western Ontario. Begerow's name for his inn "Highland Chief" reflected the predominantly Highland Scots community in which he and his family settled.

The Begerow's also provided entertainment on their property while they lived there, owning a log tavern at the front of the property. August was an avid accordion player and could be seen playing alongside Archibald Ramsay, William Young, and Anthony Robertson, who were all local violinists.

Present owner Betty Anderson notes that in 1977 an elderly neighbour recalled attending dances in the stone house. Temporary supports would be propped up under the beams in the cellar to support the dances.

Contextual Value:

The farmhouse is the only extant residential property connected to the once thriving hostelry industry on Puslinch Lake.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 6592 Concession 1:

- Original stone exterior walls.
- Original/extant fenestration.
- Height, scale and massing of the original one and one half-storey structure.

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 010-2025

Being a by-law to authorize the designation of real property located at 7098 Concession 1, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 7098 Concession 1, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 7098 Concession 1, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 010-2025

7098 Concession 1,
Puslinch

PIN: 71203-0029

Legal Description: PT LOT 23, CONCESSION 1, TOWNSHIP OF PUSLINCH, AS IN MS52206;
PT LOTS 23, 24 & 25, CONCESSION 1, TOWNSHIP OF PUSLINCH, AS IN IS14404

Schedule "B"
To
By-law Number 010-2025

7098 Concession 1,
Puslinch

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

The property situated at 7098 Concession 1, Puslinch, meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

The property retains significant design value due to its rarity; it is one of the few remaining log houses in the Township, and one of the few early properties with a record of the carpenter and stonemason who constructed it. The property is historically associated with Highland Scots settlement in the Killean and Crieff area of Puslinch Township, and also with John Bayne Maclean and his endowment of this property to the Presbyterian Church of Canada.

The property is contextually associated with the other properties of cultural heritage significance on Concession 1 including those properties that were once part of MacLean's model farm "Crieff Hills" and are now part of the Crieff Hills Retreat Centre.

Design Value:

Log cabins and log house residences were the predominant residential architecture in Puslinch Township from the earliest European settlement in the 1820s until the latter part of the nineteenth century. Their design illustrates the function of environment, technology and community effort on vernacular architecture in the settlement period. Despite their ubiquitousness in the mid-1800s, very few of these architectural forms have survived. The property at 7098 Concession 1 is a rare example of a c.1845 one-and-one-half storey side-gabled log house constructed of large horizontal hewn pine logs laid with dovetailed corners and plaster chinking. A central entrance door has single windows on either side. The rear wall has two small windows on the first floor. Original window fenestrations are in the upper storey under the gable ends. All these fenestrations were cut in after the logs walls were assembled. Across the front facade is a roofed and timber supported open veranda with a stone floor. An original interior fireplace features a large cut stone firebox and fireplace surround, with separate stonework for the hearth, and a stonework chimney. The carpenter associated with this house was Peter Lamont, who was also the carpenter for the Ellis Chapel and the Alex Thomson house. The stonemason was Angus McDonald. Presently the east log facade has board siding bearing a large cross symbol. Under the ownership of John Bayne MacLean, a single-storey side-gabled early hewn log building with squared corners was added to the west side of the log house.

Historical/Associative Value:

The property has a strong connection to Highland Scots immigration from Argyllshire to the areas of Puslinch known as Crieff and Killean. The house was constructed in 1845 for John Thomson, who immigrated from Kintyre, Argyllshire and settled on Concession 1 in the early 1840s. Peter Lamont, carpenter, played a pivotal role in hewing the pine logs to be used in its construction. Angus McDonald, a highly esteemed mason in the Township, contributed his expertise to the project. Thomson donated part of this lot to provide for a public school. The initial log building for School Section 6 was ultimately replaced in 1874 with a stone schoolhouse, presently repurposed as part of the Crieff Hills Retreat Centre.

Colonel John Bayne Maclean, the founder of Maclean's magazine, The Financial Post and Maclean-Hunter publishers was born in Crieff, where his father was the minister of the Knox Presbyterian Church. MacLean bought several lots of land and buildings in Crieff, including the former Thomson property to build a model farm called "Crieff Hills". When he died in 1950 he

left 250 acres of this land to the Presbyterian Church of Canada. This property developed into Crieff Hills Retreat Centre.

Contextual Value:

The property is contextually associated with the other properties in the area settled by Argyllshire Scots, as well as other heritage properties, including the Crieff schoolhouse, that are now part of the Crieff Hills Retreat Centre owned by the Presbyterian Church of Canada.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 7098 Concession 1.

John Thompson House:

- Hewn Log walls
- Height, scale and massing of the original one-and-a-half-storey structure
- Stone foundation
- Veranda roof support beams
- Original stone fireplace, hearth and chimney
- Extant original fenestration

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 011-2025

Being a by-law to authorize the designation of real property located at 69 Queen Street, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 69 Queen Street, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 69 Queen Street, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 011-2025

69 Queen Street,
Puslinch

PIN: 71194-0044

Legal Description: LOT 5, PLAN 135 , DONALD MCEDWARDS' PORTION, NORTH OF QUEEN
STREET

Schedule "B"
To
By-law Number 011-2025

69 Queen Street,
Puslinch

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF
HERITAGE ATTRIBUTES**

The property located at 69 Queen Street, Morriston, meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

The property at 69 Queen Street Morriston includes a blacksmith shop built c.1866 to replace a previous shop on the same site that was destroyed by fire in 1865. The property retains cultural heritage value in its stone architecture which is a function of the building's purpose for blacksmithing, a historical craft industry that is now redundant. The property stands as one of the last extant purpose-built industrial buildings from the 19th century in Morriston and is contextually connected to the Queen Street streetscape and other properties in the Village.

Design Value:

The property's single storey, low pitched, front-gabled roof and deep rectangular form reflect its original function as a blacksmith shop; a once significant and vital craft industry in the communities in Puslinch. The building is constructed of local fieldstone with lime taping and features a wide central entrance at the front facade designed to allow for horses and wagons. This entrance has single windows on each side. One of these windows has since been altered to create a doorway. Windows are spaced evenly along each side facade to allow light into the building. An original doorway is intact on the north-west side of the structure and all fenestrations have stone voussoirs. Presently the building is a residence.

Historical/ Associative Value:

The origin and evolution of this building is directly associated with the changing technology and commerce of Morriston. Blacksmiths were essential services in the Township's villages during the 1800s and early 1900s and formed either the primary industry or were one of the core industries of the community. These craft industries were gradually subsumed by foundries. The property located at lot 5 (PLAN 135) 69, Morriston, Ontario, holds significant historical value dating back to its ownership by the McEdwards family until 1865 when it was destroyed by fire. Following this event, George Elfner bought and rebuilt the blacksmith shop on the property, where he operated it until 1890.

Subsequently, the property transitioned to a gristing business until 1898 when it was acquired by R. A. Butchart, who converted it into a Cooperage. In 1922, the property saw a transformation when Albert Huether, the son of German blacksmith John Huether, established Heuther's Garage. This family-operated garage became a cornerstone of the community for two generations, with Albert's son, William (Bill) Huether, continuing its operation until 1964, when the business relocated to a new location down the street.

Over the years, the property has witnessed various commercial endeavors, including its last known business, Morriston Lock and Key. Despite its commercial history, the property has undergone renovations and now serves as a residential dwelling.

The historical narrative of the property encapsulates the evolution of Morriston's economic landscape and the contributions of its inhabitants to the community's development. As such, the property holds significant cultural and contextual value, representing a tangible link to Morriston's past. The property is also associated with many of the early settler families in the area, including the McEdwards and the Huether families.

Contextual Value:

The property is contextually significant to the main street of Morriston. It is a vestige of the mixed industrial, commercial and residential streetscape that characterized Queen Street for a century. Since these stores and industries have become redundant, like this structure, many of these properties have been adaptively reused as residences. The property reflects the changes in required services as carriages gave way to cars, and wood barrels were replaced by mass manufactured plastic containers. As such, the property stands as a defining feature of both the landscape and the area's physical history, reminiscent of the initial drive to establish settlement in Morriston.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 69 Queen St:

- All original fenestration
- Original foundation
- Stone exterior walls
- Stone voussoirs
- Height, scale and massing of the original one storey component.

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 012-2025

Being a by-law to authorize the designation of real property located at 56 Queen Street, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 56 Queen Street, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 56 Queen Street, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 012-2025

56 Queen Street,
Puslinch

PIN: 71194-0074

Legal Description: PT LOT 6, PLAN 135 , COLFAS' PORTION, SOUTH OF QUEEN, AS IN
ROS214913, TOWNSHIP OF PUSLINCH

Schedule "B"
To
By-law Number 012-2025

56 Queen Street,
Puslinch

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF
HERITAGE ATTRIBUTES**

The property located at 56 Queen Street, Morriston meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

The property retains significant architectural value in the materials, form and mass of the log residence. It has significant historical association to the John Calfass family, one of the three founding families of Morriston. Additionally, the property holds contextual significance in multiple ways with the heritage properties on the Queen, Calfass and Victoria streetscapes.

Design Value:

Log cabins and log house residences were the predominant residential architecture in Puslinch Township from the earliest European settlement until the latter part of the nineteenth century. Their design illustrates the function of environment, technology and community effort on architecture in the settlement period. Despite their ubiquitousness in the mid-1800s, very few of these architectural forms have survived. This property stands as one of the earliest log houses in the Township, and is a rare example of a substantial one-and-a-half storey side-gabled log house built in the early 1830s. The residence is constructed of extremely large square-hewn pine logs laid horizontally with dovetailed corners. This horizontal log construction was initially chinked with moss or plaster. Entrance and window fenestrations were cut into the log walls after they were assembled. The original fenestrations on the front facade have been altered: an early entrance door fenestration was changed into a window and the current front door fenestration was a former window. When constructed, the building had at least two main rooms on the first floor which accounts for the original offset entrance. Otherwise, original window fenestration on the first and second storeys is intact on the front and side facades. Dormers have been added in recent years to the second floor, as has a full elevation addition at the rear. The exposed logs on the south side of the house are intact but now obscured with board siding added in 2023 to manage log deterioration.

Historical/ Associative Value:

The property was originally constructed in the 1830s or early 1840s by John Calfass on his 100 acres of Lot 6 PLAN 135. German immigrants, John Calfass and his family along with the Morlock and Winer families, formed the three settling families in the Morriston area. This property is one of the earliest extant residences in the Township.

In 1854, Calfass built a stone house for his family south of the log house and sold the property to another German immigrant, John (Johann) Stein. Stein operated his cooperage business from the basement at the rear of the house. The back opening of the house also led to a cultivated orchard. His wife Elizabeth was known as a respected healer.

Following John Stein's passing in 1894, his wife and their daughter Mary relocated to Victoria St. in Morriston, engaging in a house exchange with George Finkbeiner. After Elizabeth's demise in 1903, the Finkbeiner family purchased the property.

All three owners of the property, Calfass, Stein, and Finkbeiner, played integral roles in establishing the German Evangelical Church, which still exists today.

Contextual Value:

The property holds significant importance in defining the character of the area due to its direct association with the early settlement in the Morriston area. It forms an essential part of the streetscape that distinctly represents this early settlement, featuring neighboring residences such as the Morlock's, Schlegel, Caflass cottage and Leitch/Wurtz houses. Moreover, the property's proximity to the German Evangelical church (which was initially a log building adjacent to the residence) serves as a testament to its historical connection with the surrounding community. Its size and frontage on Queen Street have made it a landmark in Morriston and the Township of Puslinch.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 56 Queen Street.

John Calfass/Stein House:

- Height, scale, and massing of original one-and-a-half storey property
- Logs and other original material used in the construction
- Log wall construction with dovetailed corners
- Extant original fenestrations

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 013-2025

Being a by-law to authorize the designation of real property located at 6 Victoria Street, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 6 Victoria Street, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 6 Victoria Street, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 013-2025

6 Victoria Street,
Puslinch

PIN: 71194-0064

Legal Description: LOTS 38 & 39, PLAN 135 , COLFAS' PORTION, SOUTH OF VICTORIA STREET ; TOWNSHIP OF PUSLINCH

Schedule "B"
To
By-law Number 013-2025

6 Victoria Street,
Puslinch

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

The property located at 6 Victoria Street, Morriston, meets the requirements for designation prescribed by the Province Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

The property located at 6 Victoria Street, Morriston has significant design value due to its distinctive architecture and intricate design elements. The property also retains significant historical value due to its association with Herbert Leitch and August Wurtz who were active members of the local German community. Contextually, the property has significance in its location on an intact 19th century streetscape of properties built by German immigrants who settled the village of Morriston.

Design Value:

Unique to Puslinch Township, this property is an exceptional example of a triple-gabled, straight coursed fieldstone residence of one-and-a-half storeys. This design is distinctly Victorian. Significant elements of this style include the cross-gabled roof with twin peaked front-gabled bays, each with a matching gothic arched window centred below. These windows have cut limestone voussoirs. Between these gables is a central gabled and recessed entrance way, fitted with a transom and sidelights. Above the entrance is a small arched window with carved limestone hood mould with central keystone. The exterior walls are limestone, fieldstone and dolomite courses with lime taping. Quoins, lintels, and some voussoirs are whirlpool sandstone.

Historical /Associative:

The property, located on Lots 38-39, PLAN 131, was initially owned by Charles Calfas. The present structure is a renovation of a cottage built by stonemason Herbert Leitch, a German-born resident of Morriston, in 1885. In 1890, the property was purchased by August Wurtz, another German immigrant for a sum of \$350. Wurtz took on renovations that may have been done by Leitch and transformed the property into a triple-gabled architectural form. When the Puslinch Heritage Committee initiated their plaquing program for historical properties in 2000, they selected the facade of the Leitch/Wurtz house as the program's logo because of its unique and picturesque design.

Contextual Value:

The property forms an integral part of a streetscape that holds strong connections to the German settlement in the Morriston area. In close proximity to the Leitch/Wurtz house, one can find other significant residences, such as the Morlock, Calfas, and Winer houses. These three families, considered the founding families of Morriston, further underline the historical importance of the area. The property is one of several on Victoria Street built by German immigrants. Moreover, the property's proximity to the German Evangelical church demonstrates the preferred settlement location for subsequent German migrants arriving in Morriston after the 1850s.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 6 Victoria Street:

- Original triple-peaked front gabled form and mass
- Original window and door fenestration
- Recessed front entry

- Fieldstone, dolomite, and limestone exterior front and side walls
- Limestone voussoirs, lintels, quoins, and hood mould

It is intended that non-original features may be returned to document earlier designs or to their document original without requiring Council to amend the designating by-law.

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 014-2025

Being a by-law to authorize the designation of real property located at 4162 Highway 6, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 4162 Highway 6, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 4162 Highway 6, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 014-2025

4162 Highway 6,
Puslinch

PIN: 71194-0176

Legal Description: PART LOTS 33 & 34, CONCESSION 7 & PART ROAD ALLOWANCE BEING BETWEEN CONCESSION 7 & 8, TOWNSHIP OF PUSLINCH, BEING PARTS 1 & 2 ON REFERENCE

Schedule "B"
To
By-law Number 014-2025

4162 Highway 6,
Puslinch

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF
HERITAGE ATTRIBUTES**

The property located at 4162 Highway 6, Puslinch meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

The property designation includes two buildings that have cultural heritage design value: an 1829 log house and an 1875 brick residence. These dwellings showcase the evolution of early European settler architecture in Puslinch in the nineteenth century from early log dwellings to more substantial brick, stone or frame dwellings that replaced the log houses. The property holds significant historical value due to its direct connection with the Paul Winer family, one of the three founding families in the Village of Morriston, and who, with the Morlock and Calfass family, established a German community in Puslinch. Contextually the property is linked to the neighbouring properties built by the Morlock and Calfass families, as well as the former German Evangelical Lutheran Church, built in 1859.

Design Value:

1829 Log House:

Log cabins and log house residences were the predominant residential architecture in Puslinch Township from the earliest European settlement until the latter part of the nineteenth century. Very few of these architectural forms have survived. The one and one-half log house at 4162 Highway 6 is the earliest log architecture as well as the oldest extant residence in the Township. It is constructed of roughly hewn cedar logs laid horizontally with square notched corners and plaster chinking. The foundation is fieldstone. The fenestrations for the central door and windows on both levels were cut in after the house was assembled.

1875 Brick House:

The buff brick residence built in 1875 is an excellent representation of a one-and-one-half storey, side-gabled 'Ontario House' architecture with a rear side-gabled kitchen tail extension that sits perpendicular to the main part of the building. The Ontario House design is the most represented second stage house architecture in Puslinch Township. The architectural features on this property typify the Ontario House style, notably: a symmetrical front facade with central entranceway with sidelights, side-gabled roof with central gothic peak and gothic window under the peak on the second level. On this property, the gothic window operates as a door to a second level balcony component over the porch at the main entrance. The kitchen tail has a gothic peak/window combination above its entrance. In Puslinch Township Ontario House architecture was usually produced with local fieldstone, but the property at 4162 Highway 6 was built of buff brick laid in common bond sourced from the neighbouring Morriston brickyard. The rectangular windows; one placed symmetrically on each side of the front entrance, two placed symmetrically on each level of the side gabled walls have soldiered buff brick lintels, while the gothic windows have buff brick voussoirs.

Historical/ Associative Value:

The log house, located on Part Lots 33 Rear Concession 7, was built by Paul Winer (1791-1877), and his wife Chistina Mallet (1795-1883), the year after their immigration to Puslinch in 1828. The Winers (German spelling "Weiner) were the first settler family in the Morriston area, making this log house the earliest known extant property in the Township.

Forty-six years later, in 1875, Paul's son John Winer family constructed the new and much larger Ontario House dwelling to accommodate his growing family. (It is worth noting that the barn, which was built in 1860 is still standing, but hasn't been used for livestock for 44 years. There is a date marker on the exterior of the foundation of the barn facing highway built 1860, updated 1910. The original milk house is still on the property).

The homestead is closely linked to successive German immigration to Morriston, and the other extant residences built and owned by German immigrants.

Contextual Value:

The Paul Winer homestead is part of a streetscape that includes residences by the two other founding families in Morriston, the Morlock and Calfass families. The property is also contextually associated with the German Evangelical Lutheran Church in Morriston founded in part by the Winer family.

The property, particularly the log house, is considered a landmark on Highway 6 where it has stood since 1829.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 4162 Highway 6.

Paul Winer Log Cabin:

- Original window and door fenestrations
- Original extant windows and doors
- Original foundation
- Cedar log walls
- Height, scale and massing of the one and one-half storey structure

1875 Brick House:

- Yellow brick exterior walls
- Original window and door fenestrations
- Extant original windows and doors
- Ornamentation
- Height, scale and massing of the one and one half storey structure and one and one-half storey kitchen extension

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 015-2025

Being a by-law to authorize the designation of real property located at 7618 Leslie Road West, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 7618 Leslie Road West, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 7618 Leslie Road West, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 015-2025

7618 Leslie Road West,
Puslinch

PIN: 71194-0121

Legal Description: PT LOT 35, CONCESSION 8 , TOWNSHIP OF PUSLINCH, AS IN MS9890 ;
TOWNSHIP OF PUSLINCH

Schedule "B"
To
By-law Number 015-2025

7618 Leslie Road West,
Puslinch

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF
HERITAGE ATTRIBUTES**

The property situated at 7618 Leslie Road West, Puslinch, meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

The property possesses significant cultural heritage value retained in its primarily Italianate fieldstone and limestone two-storey residence built in several stages between 1830-1880. The residence has elaborate Gibb design elements, unique within the Township. The property is associated with the Alexander and William Nicoll families and the significant political and military contributions they made to the Township and the County. Contextually, the property is associated with Puslinch village, a now extant hamlet.

Design Value:

The property is an outstanding example of Italianate architecture c. 1880 in cut limestone with elaborate Gibbs designed rusticated limestone blocks for quoins and surrounds on window and door fenestrations, and carved keystones in large stone lintels. The two-storey house showcases several features associated with the Italianate style, such as its "L" shaped- shaped form, and cross-gabled, roof with wide eaves and decorative scroll brackets, and double stone chimneys. The main wide entrance door has a transom and sidelights. Rectangular sash windows are paired on the upper storey and singular on the lower storey.

An apparently earlier wing of the residence has been covered with roughcast plaster. It may be the part of the residence built in 1860 as a one-story stone residence to replace an earlier log house. The latter was built by Andrew Stahl in the early 1830s from whom Alexander Nicoll and Mary Nicoll purchased 7618 Leslie Road after immigrating from Scotland in. They lived in this log house until Alexander Nicoll passed away in 1860. At that time the neighbouring Leslie family aided them in building a single-storey stone residence. About 1880 a second storey was added and the extensive Italianate two-storey addition was built.

Historical/Associative Value:

William Nichol (1845-1921) was a person with political and military significance to the Township and County of Wellington. He was fifteen in 1860 when his father died. Like his father, William Nicoll became active in Puslinch political life, serving as a Councillor (1869-1894) and Reeve (1882-1894) of the Township and Warden of Wellington County (1892). He also served in the local militia from 1861-1900 and was called up during the Fenian Raids. In 1895 he was made Lieutenant Colonel of the Field Artillery. Nicoll spent the remainder of his life in the farmhouse.

Contextual Value:

The property stands out as a distinctive residence within its neighbourhood of Scottish stone masonry properties that once belonged to the extant hamlet of Puslinch. The property provides a visible and notable locus of the area's culture and farming history. The size and outstanding architecture of the property makes it a landmark in the southeastern corner of the Township.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 7618 Leslie Rd. W:

William Nicoll House:

- Limestone exterior walls

- Original/extant Gibbs detailing on quoins, door and window fenestration
- Roofline
- Form and massing of property
- Low Eaves with decorative scroll brackets
- Limestone Italianate chimneys

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 016-2025

Being a by-law to authorize the designation of real property located at 8 Brock Road North, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 8 Brock Road North, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 8 Brock Road North, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 016-2025

8 Brock Road North,
Puslinch

PIN: 71197-0093

Legal Description: PT LOT 20, CONCESSION 7 , TOWNSHIP OF PUSLINCH, PT 1, 61R577 ;
TOWNSHIP OF PUSLINCH

Schedule "B"
To
By-law Number 016-2025

8 Brock Road North,
Puslinch

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF
HERITAGE ATTRIBUTES**

The property at 8 Brock Road North, Puslinch, meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value. Constructed c. 1860 this two-storey stone structure was built as a blacksmith shop and later accommodated a wagon and carriage shop on its upper floor. The building provided blacksmith services for Puslinch into the twentieth century. It is a landmark on the Aberfoyle Brock Road streetscape.

Design Value:

8 Brock Road North is a large vernacular two-storey side-gabled fieldstone structure, built as a blacksmith's shop c. 1860, and later renovated to incorporate a carriage-making and repair shop on the upper floor. These functional uses are reflected in the extant architecture; notably a wide central entrance on the front facade with paired windows at each side of the entrance used for a blacksmith shop. The rear of the building has a banked elevation designed to allow carriages into and out of the upper floor for construction and repair for a carriage making business. This function is evident in the extant foundation. The front facade has three original window fenestrations with replacement sash windows on the upper storey. Two original window fenestrations are under each side gable on the upper storey. Window and door fenestrations feature stone voussoirs and sills. The rear exterior of the building has undergone modern renovation and expansion.

Historical/ Associative Value:

The origin and evolution of this building is directly associated with the changing technology and commerce of the Township. Blacksmiths were essential services in the Township's villages during the 1800s and early 1900s and formed either the primary industry or were one of the core industries of the community. These craft industries were gradually subsumed by foundries. Likewise wagon and carriage making and repair was essential in a 19th century farming community. Presently the building is a custom home interiors and design store for the Puslinch and area community, reflecting recent residential expansion on former agricultural lands.

Records indicate the building was constructed circa 1860 by Alex McKenzie. Originally intended as a blacksmith shop, the property was operated as such by the Bickley family for a number of years and later by Walter Warren. By the 1880s the upstairs of the building had been repurposed for Mr. Hugh Campbell, who operated a wagon and carriage shop. In order to accommodate the construction and movement of wagons, significant renovations were carried out, including the addition of large double doors and windows, as well as raising the ground level at the back of the building.

In 1896, James Mason converted the former carriage shop into a residence for his family. The building continued to be used primarily as a residence for the next century. The property now houses a home interiors business and in 2005 a large addition was built adjacent to the south side and rear of the original building for this purpose.

Contextual Value:

The building holds a prominent position on Brock Rd and serves as a significant landmark at a major crossroad in the Township.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 8 Brock Road North:

- Original/extant door and window fenestration on front and side facades
- Height, scale, and massing of the original two storey building
- Stonework on exterior walls
- Stone lintels and voussoirs

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 017-2025

Being a by-law to authorize the designation of real property located at 4347 Concession 11, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 4347 Concession 11, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 4347 Concession 11, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 017-2025

4347 Concession 11,
Puslinch

PIN: 71190-0083

Legal Description: RD ALLOWANCE BTN LTS 25 & 26, CON 11 & PT LTS 25 & 26, CON 11
PUSLINCHAS IN ROS239827 EXCEPT PT 1, 61R8070, PUSLINCH

Schedule "B"
To
By-law Number 017-2025

4347 Concession 11,
Puslinch

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

The property, situated at 4347 Concession 11, Puslinch, meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

This property holds significant cultural heritage value retained in its exceptionally fine Neoclassic architecture rendered in stone. It is historically linked to the McLaren family, and Highland Scots immigration from Perthshire to the Corwhin and Badenoch areas of the Township. It is contextually related to properties with similar architecture from the same period on Wellington Road 34, Watson Road and Arkell Road, including properties built by Robert Lamb, stonemason.

Design Value:

The residence on the property is an outstanding representation of domestic architecture in a Neoclassic style of the mid-1860s. The two-storey stone residence with side gabled roof illustrates features of this style including; a five-bay symmetrical front façade with central entranceway with transom and sidelights, large double hung vertical windows on both stories, and paired stone chimneys. A one and one-half storey side-gabled kitchen extension with gabled dormers and a large stone chimney is at the rear, perpendicular to the main part of the house. The front facade of the house is squared ashlar limestone with lime mortar, large tooled limestone lintels, sills and quoins. The side facades are coursed limestone and the extension is random coursed rubble stone. Decorative bargeboard trim in an elegant open weighted scallop pattern is applied along the roofline of the main part of the house with large turned vertical finials at gable ends and peaks. The front portico is a replacement. Robert Lamb, son-in-law of the property builder is believed to have been the mason. The property is named "Stonefield."

Historical / Associative Value:

The property, situated on Lots 25 and 26, Concession 11, was initially acquired by Peter McLaren, a Scottish immigrant from Perthshire who arrived in the Corwhin/Badenoch area in 1831. Circa 1863, either Peter or his son James McLaren and wife Margaret Stewart commissioned the construction of the stone house on the property, where they resided until 1883. Following their departure, James' nephew, John McKenzie, purchased the farm while James and his family relocated to Drumbo. John McKenzie later sold the property to his son-in-law, R.T. Amos, who held ownership until 1944. With the sale in 1944, the 110-year ownership by Peter McLaren and his extended family ended. Jame's brother, Peter McLaren, taught at the Corwhin school for over 20 years and was named "The Professor of Puslinch."

Contextual Value:

The property seamlessly aligns with and enhances the character of the area as it contributes to a series of properties in the eastern part of the Township that were constructed in the Neoclassic style for Scots from Perthshire. Among these residences are notable examples such as the Duncan Campbell, and Duncan McFarlane properties. Robert Lamb was also the stonemason for the Arkell Teacherage and the property at 4677 Watson Road South in Puslinch. The property and those in the area serve as physical evidence of the collective significance of Highland Scot settlement during the late 18th to mid-19th century in the landscape and culture of Puslinch Township.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 4347 Concession 11:

- Original door and window fenestrations
- Limestone masonry walls, lintels and sills
- Bargeboard scallop ornamentation and finials
- Stone chimneys
- Height, scale, and massing of original two-storey property and one-and-one-half story original kitchen extension

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 018-2025

Being a by-law to authorize the designation of real property located at 7839 Wellington Road 34, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 7839 Wellington Road 34, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 7839 Wellington Road 34, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 018-2025

7839 Wellington Road 34,
Puslinch

PIN: 71190-0011

Legal Description: PT LOT 21, CONCESSION 10, TOWNSHIP OF PUSLINCH, PT 1, 61R5198;
TOWNSHIP OF PUSLINCH

Schedule "B"
To
By-law Number 018-2025

7839 Wellington Road 34,
Puslinch

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

The property situated at 7839 Wellington Road 34, Puslinch meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value. The property possesses significant cultural heritage value retained in the early vernacular Neoclassic architecture rendered in large fieldstones and retained in the direct historical association with the early settlement of the Corwhin region by Highland Scots immigrants, including the Duncan Campbell family. Contextually the property is associated with both the Corwhin School and the extant Corwhin post/office store which was owned and operated by the Campbell family.

Design Value:

The property serves as one of the earliest examples in Puslinch Township of a two-storey fieldstone residence designed in a vernacular Neoclassic style. Features of this architecture include the symmetrical three-bay façade, side-gabled roof, matching end gable interior stone chimneys, rectangular sash windows, and a centrally positioned door with sidelights. Above the entrance is a double window fenestration. First storey windows are taller than those on the second storeys.

The residence is on a rubble raised foundation. The front facade is very large straight-coursed stone blocks with cut stone soldier lintels; striated lintels are found on the side facades. Sills are single stones. A fire that occurred many years ago resulted in the front lintels becoming charred, imparting a unique colour and overall appearance to them. A one and one-half storey board and batten addition has since been added at the rear wall.

Historical/ Associative Value:

The Duncan Campbell family immigrated to Puslinch from Perthshire, Scotland in 1833. By the 1850s, Duncan Campbell Jr. had become the owner of Lot 21 Rear Concession 10 (7839 Wellington Road 34) and neighbouring Lots 19 and 21 Front Concession 11. The construction of the stone house took place during his ownership and prior to 1861. Campbell secured a post office for the area and built it on the northwest corner of the property. Eventually a store was added to the property and operated by the Campbell family. The post office continued its operations on the property until 1912, coinciding with the introduction of rural mail services in the Township, leading to its closure.

Contextual Value:

The Duncan Campbell property stands within a larger landscape of other properties in the eastern part of the Township settled by Highland Scots. It is the earliest property in the area built in the Neoclassic architectural style. Its presence contributes to the cultural narrative of the successful immigration of Highland Scots and due to its relatively early construction, it stands as a symbol of community strength and resilience. Furthermore, the property is intricately linked to the landscape of the extant hamlet of Corwhin, particularly its school and former store and post office buildings.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 7839 Wellington Rd. 34:

- Original foundation
- Exterior stone walls, lintels and sills.
- Height, scale, and massing of original two storey property

- Paired Chimneys

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 019-2025

Being a by-law to authorize the designation of real property located at 4217-4223 Watson Road South, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 4217-4223 Watson Road South, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 4217-4223 Watson Road South, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 019-2025

4217-4223 Watson Road South,
Puslinch

PIN: 71192-0023

Legal Description: PT LOT 31, CONCESSION 10 , TOWNSHIP OF PUSLINCH AS IN IS12738
SAVE AND EXCEPT PT 1, 61R1586 ; TOWNSHIP OF PUSLINCH

Schedule "B"
To
By-law Number 019-2025

4217-4223 Watson Road South,
Puslinch

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF
HERITAGE ATTRIBUTES**

The property located at 4217-4223 Watson Rd S, the former "School Section 9" possesses significant cultural heritage value due to its role in the educational and social history of the Badenoch area. This value is retained in the one room schoolhouse on the property. This building represents the efforts of the board of School Section 9 to provide public elementary education to the local community. The school was constructed in 1889 following building plans published by the Ontario Department of Education in the mid-nineteenth century as a guide. The property's design value is underscored by the schoolhouse architecture rendered with Italianate detail and cut-stone masonry. The schoolhouse's strategic placement has defined the geographic locus of the Badenoch community to the present. Given its pivotal role in the history of Puslinch, both the property and its schoolhouse hold the status of a landmark. The property meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value. The property is listed on the Township of Puslinch Municipal Heritage Register and has received a plaque from the Township's Heritage Committee for its cultural heritage value.

Design Value:

The property features an outstanding example of an Ontario one-storey stone schoolhouse, built in 1889, with Italianate details. The building features representative elements of late-nineteenth century Ontario schoolhouse design: front gable roof, single-storey rectangular form, large window fenestrations on the side walls with stone soldier lintels and sills, and a front facade with two entrances: one for girls and one for boys. Noteworthy features include the application of Italianate details: wide eaves and paired "C" style brackets with finials, ashlar limestone masonry walls with lime-taped coursing, large segmented arched sash windows with 6 over 6 panes spaced on both side walls of the building, and a matching window on the front facade centred between twin entrances for girls and boys. Each entrance has a segmented arch equipped with a three-pane transom. All fenestrations are fitted with segmented stone lintels and moulded keystones, including the engraved datestone "S.S. No. 9 1889 Puslinch" located under the gable. The wood belfry is original, and the bell replaced in 2004. The south-facing rear window has been replaced to accommodate a single entrance. Although not listed here as heritage attributes, it should be noted that much of the interior of the schoolhouse retains its original elements from the period of its closure in the 1960s, including slate blackboards, schoolhouse lamps and painted beadboard paneling. In addition, the schoolhouse site includes a large, landscaped playground.

Historical or Associative Value:

As Puslinch was settled, it was divided into twelve school sections (SS). The residents of each section built their own school, which not only represented and defined the geographic community but also became a centre for community activities. The property at Lot 31, Front Concession 10, was initially owned by John Campbell, a skilled shoemaker. This location served as the setting for open-air church services, conducted across the road from the old blacksmith shop. The Duncan Martin family also resided on this same lot. Throughout the property's history, three schools were established on its grounds, with the present-day schoolhouse being constructed in 1889. This schoolhouse remained in operation until December 1964 when students were bussed to a consolidated school. The Badenoch community chose to financially support and operate the property as a community centre after the schoolhouse closed in 1964. Of all the 12 Puslinch schoolhouses decommissioned in the early 1960s, the Badenoch schoolhouse

remains the only one in public hands. The property and its schoolhouse have transformed into the Badenoch Community Centre and Park. It is owned by the County of Wellington.

Contextual Value:

The property is surrounded by several other heritage properties in the Badenoch community. These residences, including the John J. McRobbie and Peter McLean houses, among others, were built by immigrants from the Badenoch area of Scotland who arrived here in the 1830s and who played a significant role in shaping and establishing this area of the Township. Furthermore, the property holds the status of a landmark due to its rich and complex history within the Township. Over the years, it has served numerous generations and families, playing crucial roles in both education and civil activities.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 4217-4223 Watson Rd S.

Badenoch Schoolhouse:

- Height, scale, and form of building
- Limestone exterior walls, with ashlar masonry and lime-taped coursing
- Extant original doors and windows and transoms
- Segmented stone fenestration on windows and doors
- Stone lintels with keystones
- Tooled stone sills
- Wood eaves and brackets
- Belfry and bell
- Ornate datestone showing date of construction

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 020-2025

Being a by-law to authorize the designation of real property located at 7751 Maltby Road East, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 7751 Maltby Road East, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 7751 Maltby Road East, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 020-2025

7751 Maltby Road East,
Puslinch

PIN: 71189-0169

Legal Description: PT LOT 16, CONCESSION 10, TOWNSHIP OF PUSLINCH, DESIGNATED AS PT 2 PL 61R2020 SAVE & EXCEPT PT 1 PL 61R20431; SUBJECT TO AN EASEMENT IN

Schedule "B"
To
By-law Number 020-2025

7751 Maltby Road East,
Puslinch

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF
HERITAGE ATTRIBUTES**

The property situated at 7751 Maltby Road East, Puslinch, meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

The property holds significant cultural heritage value in the exceptional architecture and stonemasonry of the primary residence. The property is associated with the McFarlane family, early settlers in Puslinch. The current structures were built for Duncan McFarlane, a farmer and prominent community figure in Puslinch Township during the latter half of the nineteenth century. The property is contextually associated with other nearby residences constructed by mason Peter Hume, a Scottish stonemason, and with School Section No.10, also known as the Corwhin Schoolhouse.

Design Value:

The property is an outstanding representation of a two-storey side-gabled Neoclassic stone residence, with a one-storey side-gabled kitchen tail perpendicular to the main building. The structure encompasses features that characterize Neoclassic style, such as a three-bay front façade, large quoins, wide cornices, tall rectangular window fenestration with voussoirs, and a central entranceway with stone voussoir, transom and side-lights. The reproduced windows maintain mullioned panes. Original stone chimneys are at gable ends of the house.

The residence was constructed in 1870 by Peter Hume, using distinctive Aberdeen bond masonry on the front and side facades, a style used in Scotland and brought to Puslinch by Scottish stone masons. Notably, the coursed stone walls are constructed using fieldstone and granite, alternately laid with "H" connector stones in the Aberdeen masonry style. Large slab limestone quoins and voussoirs highlight the corners and window and door fenestrations. The kitchen tail of the property is likewise constructed of fieldstone and granite with limestone voussoirs.

Historical/ Associative Value:

The residence was built on the land originally owned by John McFarlane, the father of Duncan McFarlane. John purchased Lot 16 and part of 17 on Concession 10 upon his arrival from Perthshire, Scotland in 1834, becoming one of the first settlers in the north-eastern part of the Township. He owned the first store in Aberfoyle and named the village after his Scottish birthplace in Perthshire. Duncan, at the age of 16, accompanied his father to Puslinch from Scotland and assisted in clearing the farmland (Annals of Puslinch: 1850-1950, 73).

Duncan McFarlane remained on Lot 16 and in 1870, he commissioned the construction of the present property. He employed stonemason Peter Hume, who utilized large limestone slabs from Georgetown to build the house. The property served as Duncan McFarlane's residence while he dedicated his time to various roles in the community. He served as a founder of the School Section 10, School Trustee, Township Councillor for twenty years, Deputy Reeve for three years, and was a Justice of the Peace member until his passing in 1892.

Following Duncan's death, his youngest son, Robert James McFarlane, took over the homestead and resided there until his own passing in 1927. By 1950, Duncan, the son of Robert, had become the occupant of the property.

The property remained within the McFarlane family for several generations until recently when it was sold. The new owners conducted sympathetic renovations, aiming to preserve the physical appearance of the property as closely as possible to its original state.

Contextual Value:

The property maintains a strong visual and historical connection to its surroundings, as it stands amidst numerous residences belonging to Scottish settlers from Perthshire in the Badenoch/Corwhin/Arkeil area, as well as other structures built by Peter Hume. Its physical presence serves as a testament to the craftsmanship of local tradesmen and highlights the interplay between industries beyond Puslinch, as the building materials were sourced from nearby areas. Furthermore, the property effectively exemplifies its purpose within its immediate environment, having served as a farmhouse for the adjacent farmland owned by the McFarlane family.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 7751 Maltby Rd. E.

Duncan McFarlane:

- Original fenestration
- Extant doors and windows
- Limestone and granite bricks exterior walls and Aberdeen bond masonry
- Original chimneys
- Limestone voussoirs and quoins
- Height, scale, and massing of the two storey residence
- Original stone chimneys

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 021-2025

Being a by-law to authorize the designation of real property located at 4677 Watson Road South, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 4677 Watson Road South, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 4677 Watson Road South, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 021-2025

4677 Watson Road South,
Puslinch

PIN: 71188-0263

Legal Description: PART LOT 13, CONCESSION 10, TOWNSHIP OF PUSLINCH, PART 2
PLAN 61R502, SAVE & EXCEPT PART 1 PLAN 61R21367 & PART 1 PLAN 61R22321;
TOWNSHIP OF

Schedule "B"
To
By-law Number 021-2025

4677 Watson Road South,
Puslinch

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF
HERITAGE ATTRIBUTES**

The property located at 4677 Watson Road South, Puslinch, meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

The property retains significant cultural heritage value in its rare fieldstone Queen Anne architecture. The property is historically associated with the Crastor Johnston family, the John Murray family, and the Village of Arkell. It is contextually significant to other stone buildings in Arkell built by stonemason, Robert Lamb.

Design Value:

The property was built for John Murray in 1896. It is a rare, and the only example in Puslinch Township, of a two-and-a-half-storey Queen Anne Revival/Italianate-style house built of large cut field granite, fieldstone and limestone. Queen Anne architecture is usually rendered in brick or wood to accommodate the asymmetrical form, multiple planes, and decorative treatments of this style. In this case the builders applied Italianate detailing to the Queen Anne form and mass to achieve this effect. Features characteristic of the Queen Anne style on this residence include the two-and-a-half-storey height with a steeply pitched cross-gabled roof. The front Gothic gable is to one side of the front facade. A projecting two-storey bay under the Gothic gable, is typical Queen Anne design. In contrast to the heavy granite and fieldstone of the main facade, the bay is constructed of finely cut limestone with a separate parapeted roof with cornice and brackets. It is windowed on both storeys, with windows canted to fit the bay. The original double-hung entry porch with a second story exit door tucked beside the projecting bay is also Queen Anne design (porch has deteriorated). The residence has a two-storey fieldstone and granite rear extension, perpendicular to the main structure, that accommodates a long veranda with posts and fan brackets; the latter also characteristic of the Queen Anne style. Wide eaves with paired decorative scroll brackets, and arched windows in the upper storeys illustrate the Italianate influences. All lintels and sills are cut stone. The construction of the residence was overseen by local stonemason Robert Lamb, who completed the project in 1896. The grandeur of the endeavor was highlighted in the Arkell newspaper, which showcased the advanced skills of Scottish stonemasons in the area during that era.

Historical/Associative Value:

The property, originally settled by the Crastor Johnston family in 1839, was sold to John Murray in 1871, following his marriage to Catherine Johnston in 1866 and the death of Crastor Johnston in 1867. Crastor had no sons to inherit or work the property. The pre-1851 two-storey stone house that the Johnston family had built on the property was replaced by Murray in 1896. Murray was a farmer and livestock breeder and a prominent figure in Arkell, playing a vital role in various aspects of community building. He served as Secretary of the School Board for School Section #1, facilitated the purchase of the school bell for the Arkell Schoolhouse, and was involved in hiring teachers. He was a director of the Puslinch Agricultural Society. He also organized church gatherings for his Presbyterian peers and was regarded in the Township as a man of integrity and generosity. John Murray and his wife Catherine raised a large family, many of whom became active community contributors. This property reflects the economic status of the Murray family at the time they had the residence built.

Contextual Value:

The property is physically connected to its surroundings through the use of local stone for the house construction and the stonemason Robert Lamb, who also built the 1875 Arkell teacherage. The property is situated in proximity to other mid to late 19th century properties with heritage significance including the Thomas Arkell Georgian manor farmhouse, and the William Hume and James Orme Neoclassic residences, that collectively exemplify the history and agricultural prosperity of the Arkell area.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 4677 Watson Road South.

John Murray House:

- Height, scale, and massing of two-and-a-half storey property
- Field granite, fieldstone and limestone fieldstone masonry walls
- Original/extant door and window fenestrations
- Decorative eaves-brackets
- Two storey limestone bay with parapet roof and original fenestration

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 022-2025

Being a by-law to authorize the designation of real property located at 4726 Watson Road South, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 4726 Watson Road South, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 4726 Watson Road South, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 022-2025

4726 Watson Road South,
Puslinch

PIN: 71187-0143

Legal Description: PART LOT 10, CONCESSION 9 PUSLINCH PART 1, 61R22486; TOWNSHIP
OF PUSLINCH

Schedule "B"
To
By-law Number 022-2025

4726 Watson Road South,
Puslinch

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

The property located at 4726 Watson Road South, Puslinch, meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

The property retains cultural heritage value in the masonry and design of this vernacular 'Ontario House' stone residence and its stone barn. It has significant historical association with William Rae, a Scottish stonemason and farmer. Contextually the property is associated with Scottish masonry in the Arkell area.

Design Value:

The property is an example of a vernacular one-and-a-half-storey "Ontario House" style residence built with a high degree of craftsmanship. This architecture design's components include a three-bay front façade, side-gabled roof with a centred and peaked front gable over a Gothic arched window on the second floor. Three symmetrical sash window fenestrations are on the lower storey of the front facade. Unlike other residences in the Township with this architecture, this property's main doorway is not centred in the front facade, is off to the side leading into a one-storey cross-gabled wing with a peak parallel to the main body of the house. This peak once supported a bell and belfry for calling farm workers. The property has a small sash window fenestration on the side facades of the upper half storey.

William Rae was living on this property in a log house in 1861. He built this house sometime during the next decade. His skill as a stone mason is evident in the large lime-taped, coursed granite and limestone walls with Aberdeen components. Quoins are large cut limestone, and all window and door fenestrations feature cut limestone voussoirs, surrounds and sills.

Additionally, the property's bank barn is of high craftsmanship, as it is also made of stone and consists of an interesting drive-through central opening made for horses to go right through after being unhitched from their loads.

Historical /Associative:

William Rae was a skilled Scottish stonemason credited with building numerous farms in Eden Mills and Lower Puslinch. He was also a successful farmer. He set standards for agricultural education and played a pivotal role in promoting the high-level breeding of sheep and cattle. Rae was an active member of the Puslinch Agricultural Society and a key figure in the Puslinch Farmers Club, where he transformed how farming knowledge and purchasing were shared among agricultural workers in Puslinch and throughout Ontario. His leadership and innovations helped shape the agricultural landscape of the region.

Contextual Value:

The property is part of a larger landscape of properties featuring Scottish stonemasonry from the same period in the Arkell area, such as those owned by Adam Hume, and James Orme. The property's stone building materials were sourced from the immediate area, linking the residence physically and historically to its landscape.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 4726 Watson RD S:

William Rae House:

- Original window and door fenestration
- Original rubble foundation
- Exterior original stone walls: front and side facades including wing
- Limestone voussoirs, sills and surrounds
- Form and mass of building with wing

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 023-2025

Being a by-law to authorize the designation of real property located at 483 Arkell Road, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 483 Arkell Road, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 483 Arkell Road, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 023-2025

483 Arkell Road,
Puslinch

PIN: 71187-0003

Legal Description: PT LOTS 7, 8, 9 & 10, CONCESSION 9 , TOWNSHIP OF PUSLINCH, AS IN
MS65216 SAVE AND EXCEPT PT 1 61R2845 ; TOWNSHIP OF PUSLINCH

Schedule "B"
To
By-law Number 023-2025

483 Arkell Road,
Puslinch

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF
HERITAGE ATTRIBUTES**

The property situated at 483 Arkell Road, Puslinch, meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

The property holds significant cultural heritage value in its outstanding architecture, in its primary role in the settlement and development of Farnham and Arkell Villages and in its role in the advancement of agriculture in Puslinch, nationally and internationally. It is intrinsically connected to the heritage landscape of the Arkell area. The property remains a symbol and landmark for the Village of Arkell.

Design Value:

The English-style Georgian cut and dressed stone residence on this property was built by Thomas Arkell in 1852 and is regarded as the "finest example of English architecture in Canada." (Jean Hutchinson: History of Wellington County.) The exterior architectural integrity has been maintained.

Thomas Arkell drew up the plans for the building of an English manor house based on the Georgian-style architecture in his native England. This residence was intended to be the manor farmhouse for a model village designed by Thomas Arkell and named "Farnham." He cut the lumber for the building, allowing it to dry for five years in preparation for the new residence. Construction of the building, known as "Stonehaven," commenced in 1849.

Thomas enlisted the expertise of stonemason George Batterson, who came from England to oversee the quarrying from the property and cut and dress the stone. Carpentry was completed by Mr. Cook and Mr. Roberts. The finished two-and-a-half-storey side-gabled coursed fieldstone structure with 5 bays on the rear facade retains its original end-gable double interior chimneys, original fenestration with a central entrance on the ground storey with transom and side-lights. A belt course of cut stone separates the first and second storeys. The fenestration on the front facade is not symmetrical; three window fenestrations on the second storey and four fenestrations including a central doorway on the first storey. All fenestrations have large cut limestone lintels, and ledges on windows. The residence hardware was done by George Nichols, a local blacksmith. Original six over six mullioned windows have been replaced. An original or early single storey stone shed is attached to the east side of the residence.

Historical/ Associative Value:

Thomas Arkell initiated emigration to Arkell from England, and in so doing, created an English community in a township which was predominantly Scots and German. He imported breeding stock from England and became a major breeder of Cotswold sheep and Shorthorn cattle. Thomas Arkell was also the local magistrate. He built both a sawmill and wool mill on the property.

His son Henry Arkell continued this practice at the farm and became a major breeder of Oxford Down sheep in North America. He was a Director of the Dominion Sheep Breeders' Association and a Director of the American Oxford Down Association for ten years.

In 1955, the Ontario Agriculture College (O.A.C.) acquired the property, including Stonehaven, and continues to practice livestock breeding and research activities on the property.

Contextual Value:

Stonehaven holds contextual value in its juxtaposition to the surrounding properties that were surveyed by David Gibson as lots for Thomas Arkell's Farnham village design. Across from the property lies the Farnham village green, and the Farnham cemetery, part of the 1845 Anglican church property (church building since demolished), and where the Arkell family is buried. Stonehaven serves as a landmark on Arkell Road leading to the Village of Arkell, both named after Thomas Arkell.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 483 Arkell Rd:

- Original fenestration
- Cut and dressed stonework walls
- Stone twin interior chimneys
- Stone lintels and ledges
- Original hardware
- Height, scale and massing of the two-and-a-half-storey property

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 024-2025

Being a by-law to authorize the designation of real property located at 43 McClintock Drive, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 43 McClintock Drive to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 43 McClintock Drive, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 024-2025

43 McClintock Drive,
Puslinch

PIN: 71207-0299

Legal Description: PUSLINCH CON 1 PT LOT 4 PLAN;373 LOTS 1 2 26 TO 36 PT BLK;A PT LAKE AVE PT RDS PT BLVD;RP 61R166 PARTS 2 TO 6 8 TO;14 PT PARTS 1 AND 7

Schedule "B"
To
By-law Number 024-2025

43 McClintock Drive,
Puslinch

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF
HERITAGE ATTRIBUTES**

The former hotel building located at 43 McClintock Dr, Puslinch, has cultural heritage value associated with the history of the commercial and hospitality industry in and around Puslinch Lake. This value is retained in the former 1880 frame Puslinch Lake Hotel. It is the last remaining nineteenth century hotel building on Puslinch Lake. The former hotel building is also associated with George Sleeman of Guelph who owned the hotel and was instrumental in the hotel's successful operation from the 1880s until the 1910s. Although no longer operating as such, the hotel served thousands seeking recreation at Puslinch Lake. As the last remaining hotel on the only natural lake in the region, it is regarded as a landmark. The former hotel building meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value. The property is listed on the Township of Puslinch Municipal Heritage Register and has received a plaque from the Township's Heritage Committee for its cultural heritage value.

The former hotel building includes a rare extant 1880 two-storey framed hotel building with an "L" shaped floor plan. Notable features that can be found on the building include sash style windows throughout, and a hipped roof. A double hung verandah runs across the front façade under the hipped roof. The entrance is located beneath the verandah. Some of the building remains in its original state, with the only recent addition being the framed entrance to the office building adjacent to the former hotel's entrance.

Historical/Associative Value:

Puslinch Lake was a popular destination for recreation in the nineteenth and early twentieth centuries. The former hotel building, located at Lot 4, Rear Concession 1, was originally owned by Thomas Frame. In 1841, Frame built one of the first hotels in Puslinch Lake on this lot. In 1879 the hotel caught fire and Frame subsequently sold the lot to George Martin, who erected the present hotel structure in 1880. By 1883, the former hotel building was purchased by George Sleeman of Guelph and his partner John Davidson.

George Sleeman was a brewer, entrepreneur and politician and installed a fifty passenger steamboat called "The City of Guelph" to carry passengers to and from his hotel to St. Helen's Island in Puslinch Lake. He was able to attract and influence a variety of patrons to visit and stay at his hotel. Those who came to the Lake Hotel ranged from factory workers through shopkeepers to the wealthy and affluent of not only the Wellington and Waterloo County regions but those of Toronto and London.

In 1907, the City of Guelph acquired the Lake Hotel due to Sleeman's financial failure with the Guelph Railway Company. The Lake Hotel was included in the assets of the company, so when it went into receivership, so did the hotel.

The City of Guelph operated the hotel as a resort until 1930.

Contextual Value:

The former hotel building maintains the unique character of its surroundings as it stands as the sole remaining hotel of several that once served visitors to Puslinch Lake. This hotel serves as a poignant reflection of the area's appearance during the 19th and early 20th century, and a reminder of the role of Puslinch Lake as a leisure destination for Wellington County during this time. As a result, the property's hotel have earned the status of a landmark, symbolizing its enduring relationship with not only many Puslinch and Guelph

families over generation, but those from different surrounding areas as well. Throughout the years, it has played a pivotal role in providing a range of services and hosting a variety of activities for the residents.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for the former hotel building at 43 McClintock Drive:

- Height, scale, and massing of original two storey building
- Frame construction
- Double hung veranda
- Hipped roof

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 025-2025

Being a by-law to authorize the designation of real property located at 32 Brock Road North, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 32 Brock Road North to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 32 Brock Road North, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Courtenay Hoytfox, Clerk

Schedule "A"
To
By-law Number 025-2025

32 Brock Road North,
Puslinch

PIN: 71197-0078

Legal Description: PT LOT 19, CONCESSION 7, TOWNSHIP OF PUSLINCH, PT 2, 61R3522;
TOWNSHIP OF PUSLINCH

Schedule "B"
To
By-law Number 025-2025

32 Brock Road North,
Puslinch

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF
HERITAGE ATTRIBUTES**

The property, the former School Section #4, located at 32 Brock Rd N, Puslinch, possesses significant cultural heritage value due to its association with the educational and social history of Township of Puslinch and the Aberfoyle area. This value is retained in the 1872 stone schoolhouse on the site. This building represents the efforts of the board of School Section 1 to provide free public elementary education to the local community. The schoolhouse was constructed in 1872 using building plans published by the Ontario Department of Education in the mid-nineteenth century as a guide. The property's architectural value lies in the exceptional craftsmanship attributed to local contractor, Robert Little. Many of the architectural elements present here are unique in the Township. The schoolhouse's strategic placement in an area where numerous Aberfoyle and area families attended adds to its historical importance. Given its pivotal role in the history of Puslinch, and growing urban development along Brock Road the property and its schoolhouse hold the status of an historical and geographic landmark. The property meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value. The property is listed on the Township of Puslinch Municipal Heritage Register and has received a plaque from the Township's Heritage Committee for its cultural heritage value.

Design Value:

Constructed according to mid-nineteenth century Ontario Department of Education building plans, the building features elements representative of mid-nineteenth century Ontario schoolhouse design: front gable roof, single-storey rectangular form, window fenestrations on the side walls and a front facade with two entrances: one for girls and one for boys. This property showcases an outstanding and distinctive example of architectural interpretation of these plans and local stone masonry, combining Gothic and Italianate detailing. The contractor for the structure was Robert Little. Notable design features include the exterior walls cut from granite and amphibolite stone in coursed "Aberdeen bond." The schoolhouse is fitted with original large Romanesque sash windows on the side walls furnished with Gothic rectangular wood tracery muntins. A singular large Romanesque window is on the front façade. These windows feature intricate and distinctive limestone masonry in the large voussoirs, surrounds and sills. The front entrance maintains its original configuration, with separate doors for boys and girls, each equipped with Romanesque transoms and limestone voussoirs. An ocular datestone with a limestone surround under the front gable is inscribed "School Section 4 Puslinch 1872." The roof holds the schoolhouse's original belfry and bell.

Historical or Associative Value:

As Puslinch was settled, it was divided into twelve school sections (SS). The residents of each section built their own school, which not only represented and defined the geographic community but also became a centre for community activities.

This stone schoolhouse built in 1872 by Robert Little was the third incarnation of the School Section #4 succeeding a log structure (1832) and a frame building (1846). The schoolhouse's strategic placement in an area where numerous Aberfoyle and area families attended adds to its historical importance. The property served as an elementary school and social centre for the Aberfoyle school community from 1872 until 1959 when the new Aberfoyle School was established.

Contextual Value:

The property is emblematic of this once thriving village of Aberfoyle. It is surrounded by several other heritage properties along Brock Road in the Aberfoyle area. These residences, including the George McLean, John Hammersley, and Peter McLaren houses, among many others, played a significant role in shaping and establishing this part of Puslinch. The property is also in close proximity to the Aberfoyle Mill and Aberfoyle blacksmith and wagon shop, industrial heritage properties demonstrating the importance of the property's location as a hub of industry and services. The property holds the status of a landmark due to its architectural excellence and rich and complex history within the Township. Over the years, it has served numerous generations and families, playing crucial roles in both education and commercial activities.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 32 Brock Road North:

- Height, scale, and massing of original schoolhouse building
- Stone exterior walls in Aberdeen bond
- Romanesque door and window fenestration
- Gothic tracery windows with wood muntins
- Limestone voussours, sills and trim on all fenestration
- Date stone
- Belfry and bell

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 026-2025

Being a by-law to authorize the designation of real property located at 6714 Concession 1, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O. 18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 6714 Concession 1 to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 6714 Concession 1, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 026-2025

6714 Concession 1,
Puslinch

PIN: 71207-0307

Legal Description: PART LOT 9 CON 1 TOWNSHIP OF PUSLINCH AS IN MS114229 EXCEPT
PT 1 61R10545; TOWNSHIP OF PUSLINCH

Schedule "B"
To
By-law Number 026-2025

6714 Concession 1,
Puslinch

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

The property situated at 6714 Concession 1, Puslinch, meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

The design of the property is a complex of early commercial and domestic architecture, rare in the Township of Puslinch. The property is historically associated with Highland Scots immigration to the area and the early commercial and postal history of the Killean. The property is contextually associated with the Killean cemetery and the Concession 1 extant properties built by the Scottish families who emigrated there.

Design Value:

The property consists of two joined structures. The earliest building is a one and one-half storey front gabled fieldstone building erected by Donald Ferguson c. 1865 as a commercial building to house a general store, a post office and included the family domicile. The extant 1860s commercial architectural elements include the double-doored first storey entrance with transom, and single large rectangular display windows on either side, originally with 12/8 mullioned panes. The second story has two six over six mullioned windows placed above the display windows.

In 1869 Ferguson built a front-gabled fieldstone one and one-half storey farmhouse adjacent to the rear of the store and connected to it by a single-storey stone extension that served as the post office.

Historical /Associative:

Donald Ferguson was born in Inverness Shire Scotland and emigrated to this property on the First Concession of Puslinch, an area settled and occupied by Highland Scots from the parish of Killean in the Kintyre peninsula in Scotland. Ferguson named the store "Scotch House" and as Postmaster, identified the location legally as "Killean". The farm and its farmhouse were named "Glenmore". The property served as an important commercial and social centre for the area. Ferguson was a community leader in Killean and a Justice of the Peace.

Contextual Value:

The Donald Ferguson property holds contextual significance to the Killean landscape. The adjacent Killean cemetery is on land donated by Donald Ferguson and his neighbour John Thomson and serves as a private burying ground for Killean settlers and their descendants, including the Ferguson family. The Ferguson store and post office are a landmark on a streetscape that includes other extant properties from the mid-to-late 19th century built by Scots from the Kintyre peninsula.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 6714 Concession 1.

Donald Ferguson House and Store Complex:

- All original door and window fenestration
- Fieldstone exterior walls, sills and lintels.
- Height, scale, and massing of c. 1865 one and one-half storey general store structure and c. 1869 residence

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 027-2025

Being a by-law to confirm the proceedings of the Council of the Corporation of the Township of Puslinch at its Council meeting held on January 22, 2025.

WHEREAS by Section 5 of the *Municipal Act, 2001, S.O. 2001, c.25* the powers of a municipal corporation are to be exercised by its Council;

AND WHEREAS by Section 5, Subsection (3) of the *Municipal Act*, a municipal power including a municipality's capacity, rights, powers and privileges under section 8, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Township of Puslinch at its Council meeting held on January 22, 2025 be confirmed and adopted by By-law;

NOW THEREFORE the Council of the Corporation of the Township of Puslinch hereby enacts as follows:

- 1) The action of the Council of the Corporation of the Township of Puslinch, in respect of each recommendation contained in the reports of the Committees and each motion and resolution passed and other action taken by the Council at said meeting are hereby adopted and confirmed.
- 2) The Head of Council and proper official of the Corporation are hereby authorized and directed to do all things necessary to give effect to the said action of the Council.
- 3) The Head of Council and the Clerk are hereby authorized and directed to execute all documents required by statute to be executed by them, as may be necessary in that behalf and the Clerk authorized and directed to affix the seal of the said Corporation to all such documents.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22 DAY OF JANUARY, 2025.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk